

**WILDHORSE AT PROSPECT ASSOCIATION, INC.  
ANNUAL HOMEOWNERS MEETING  
MINUTES FROM JULY 30, 2018  
QUEEN OF ALL SAINTS MEETING ROOM  
CRESTED BUTTE**

**Call to Order**

Rob Harper, called the meeting to order at 9:00 am. Rob welcomed everyone to the meeting and thanked Chris Cappy for organizing the great BBQ the evening before.

**Proof of Notice**

Proof of Notice was mailed to owners on June 20, 2018.

**Minutes of Prior Meeting**

Mike Madison made a motion to approve the minutes of the July 31, 2017 meeting. Bob Erbrick seconded the motion and it was unanimously approved.

**Owners Present in Person**

Jim Wickham	42 Wildhorse Trail
Chris Cappy	29 Wildhorse Trail
Vic & Shelley Wisner	7 Stetson Drive
Robert Erbrick	5 Stetson Drive
Grant Bennett	Wildhorse Homes, LLC
Rhonda & John Low	33 Wildhorse Trail
Al Simpson	17 Wildhorse Trail
Mike & Terri Madison	39 Wildhorse Trail
Adam Zatorski	29 Appaloosa Road
Mike Kelley	27 Wildhorse Trail
Scott Sutton	27 Appaloosa Road
George Parkman	28 Appaloosa Road
Garrett and Faith Smith	18 Appaloosa Road

**Owners By Telephone**

Matt Boisen	31 Wildhorse Trail
Lauren Inman	20 Appaloosa Road
Ali Pugh	35 Wildhorse Trail
Joey Chiaf	22 Appaloosa Road
Ashley Hickman	26 Appaloosa Road
Dorothee Heisenberg	3 Stetson Drive

**Proxy to Chris Cappy**

Bob Bere	11 Stetson Drive
Martha Vang Trust	37 Wildhorse Trail
Marcy Trent Long	9 Stetson Drive
Werner & Betty Baumgartner	15 Wildhorse Trail
Scott McPherson	23 Wildhorse Trail
Reiner Kraus	30 Appalossa Road

**Proxy to Matt Boisen**

Eric Facy	40 Wildhorse Trail
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**Proxy to John Low**

Christopher Donnelly	24 Appaloosa Road
Chad & Paula Morris	19 Wildhorse Trail

**Management Company Present**

Rob Harper	Toad Property Management
Jim Ruthven	Toad Property Management

**Guests**

Robbie Robinson	
Marcus Lock	Law of the Rockies
Chris Kopf	Coldwell Banker Bighorn Realty

**Report of Officers**

Chris Cappy said after 8 years on the Board and 6 of those as President he was happy to report it had been a very quiet year and the final foundation was being built on.

Chris said several years ago the association spent \$32,000 on an irrigation system which had worked very well until Mt. Crested Butte Water & Sanitation had introduced emergency water restrictions. John Low said the low snow year enacted emergency watering restrictions and John explained a petition had been made to Mt. Crested Butte Water & Sanitation to double the current watering and as the set up at Wildhorse was unusual to the valley he was hopeful the request would be approved at the next Water & Sanitation District meeting.

Chris explained problems on the Front Range with comingling of sewer water with irrigation water had led to Mt. Crested Butte Water & Sanitation District demanding backflow preventers on the irrigation system. Chris said the Board had been working on this for the past 3 months and the work was close to being completed and it was expected the final cost would be \$5,000 to \$6,000. Rob explained the recent work had been more complicated than expected and water had to be turned off for a couple of hours and there was not an opportunity to give advance notice to owners. Rob said everything was now completed and Wildhorse was back in compliance with the Water & Sanitation District.

Chris said Toad and Robbie Robinson continued to work in partnership on the landscaping and Chris asked Robbie to give a quick update. Robbie explained he was not a landscaping expert but everything was looking pretty good. Robbie said he was just working in the common areas and it continued to be a

challenge to keep trees healthy due to the climate, snow removal and porcupines. Robbie explained grass seed and perennial wildflower seed had been liberally distributed but wildflowers were slow to germinate due to the climate. Robbie stressed the watering was very important and Robbie said he had spent time moving drip lines and identifying broken or malfunctioning sprinkler heads to give the trees the best chance of survival. Robbie encouraged owners to contact him if they saw problems in the common areas and Rob Harper confirmed gardens around homes were being maintained by Toad. Chris thanked Robbie for his work.

Chris confirmed the Board would be reviewing the landscaping plan again and asked owners to contact the Board if they were planning to plant additional trees or flower beds. Chris said there was a form on the website to be completed by owners planning to make changes and although the Board would probably approve each request the Board needed to be alerted to the work before it happened.

Chris said the Board would be reviewing availability of better television, internet and phone over the next year. Adam Zatorski said some homes had spent approximately \$1,000 to upgrade internet speeds and reliability and Adam encouraged new owners to contact him if they wanted to increase internet speeds.

John Low explained rules and regulations had been prepared for rentals of 6 months or more and effective at the end of the ski season in April 2019 rentals of less than 6 months would not be permitted. John said this was in accordance with the existing Covenants and the Board would continue to enforce those regulations. Chris said Marcus Lock had been very helpful in guiding and assisting the Board in establishing the rules and Chris said owners did not need to advise Toad or the Board if an owner had non-paying guests and relatives staying at the house. Marcus said the process of phasing out short term rentals at Wildhorse was being used as a good example for other associations in the valley who were struggling with the same issue. Some owners thanked the Board for spending the 3 years working through a solution to the problem.

Grant Bennett of Wildhorse Homes LLC suggested considering three month rentals as there was strong demand for the seasonal rentals without the same disruption and problems that could happen with weekend or very short term rentals.

Matt Boisen said the exterior staining of units had worked well and he had directed the contractor to use more stain than the manufacturer's recommendation to make the finish last longer and no peeling or bubbling had been reported. Matt said the Board would continue to check the weathering on homes and some more exposed areas would require attention before the rest of the building. Matt said every four years would probably be the timeframe for exterior staining although attempts would be made to spread that a little further out. Chris thanked Matt for working with the contractor, negotiating the rate and volunteering to coordinate with the contractors in the future.

Garrett Smith said there were wood destroying insects in the front porch of his house and Rob agreed to contact a pest control company. Chris explained it was one of the new homes that had been stained in 2015 and not one of the homes stained in 2017 and that might be a factor why no other homes were reporting the same problem.

Rob thanked the Board members and said it was a great subdivision and there was a good team working well together on everything including legal issues, irrigation, landscaping and snow removal. Rob said Toad just did the landscaping in the front yards and not any beds at the back of the house.

Chris reminded owners the parking of trailers, campers or oversize vehicles in front of homes was not permitted under the Covenants. Chris said owners and guests had been directed to park those items on Palomino as that street was not yet developed.

Chris said the Reserve was still at \$107,000 and snow removal was \$30,000 under budget. Chris said insurance was under budget but as insurance premiums continued to increase the association was prepared. Chris said dues would remain at the same level for another year. George Parkman asked if invoices could be rounded up to the nearest dollar. Rob reminded owners they could go on-line and pay invoices and set up an auto-pay if preferred and said there was a handout at the back of the room explaining the full service.

Rob said the association funded window washing was performed in June and owners were alerted to the event and given the opportunity to add on interior window washing and screen cleaning at their own expense.

Rob explained three Board members had terms expiring and Chris, Bob and Joey were all willing to continue on the Board. Mike Kelley made a motion to confirm Chris, Bob and Joey for an additional term. Vic Wisner seconded the motion and it was unanimously approved. Chris said he would be stepping down as President of the association and John Low had volunteered to take over the role as President. Owners thanked Chris for all the work he had performed for the association during the past eight years.

Chris Kopf joined the meeting and said he was a realtor with Coldwell Banker Bighorn Realty. Chris explained he produced a monthly market report based on the prior month and gave an update on transactions within Crested Butte and Mt. Crested Butte as well as Wildhorse. Chris said in general the purchase of the ski area by Vail was positive and as a result there would probably be increased flights into Gunnison in the future.

Grant Bennett of Wildhorse Homes LLC said they were developing lots slowly as they were watching the real estate market and the cost of building was still high. Grant said the last foundation was under construction and the pre-construction pricing would be released in the next few days and owners were welcome to go by the job site and receive a tour by the site superintendent. Grant explained there were no plans at the immediate time to build on any of the remaining 19 lots and no additional homes would start until the Summer of 2019 at the earliest and construction would probably continue along the same road.

Grant said he was on the Reserve Metro District Board and the Board was responsible for road maintenance throughout Prospect, repairing bridges and minimal landscaping. Grant explained the lawsuits were resolved and Grant said he would share the repaving schedule for the Wildhorse roads with the Board.

Chris Cappy said several owners had met with Ian Billick of RMBL who had outlined the RMBL plan to acquire 5.5 acres by the Snodgrass Trailhead to expand their program and add some housing for visiting scientists and seasonal ski area workers. John Low explained RMBL were not asking for approval from Wildhorse and were just outlining the proposal on an informal level. John said RMBL would need to perform extensive fund raising and planning was still in the very early staging. Marcus Lock said the Town of Mt. Crested Butte recently said they were considering employee housing in an area along

Gothic and Chris said this might impact the traffic in the area although it was probably several years away.

John Low made a motion to adjourn the meeting at 11:00 am. Bob Erbrick seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management, Inc.

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Approved by John Low  
President of Wildhorse at Prospect Association, Inc.

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