

**WILDHORSE AT PROSPECT ASSOCIATION, INC.  
ANNUAL HOMEOWNERS MEETING  
MINUTES FROM JULY 31, 2013  
THE NORDIC INN, MT. CRESTED BUTTE**

**Call to Order**

Terry Ewing, President, called the meeting to order at 9:05 am. Terry Ewing welcomed everyone to the meeting and said it had once again been a very busy year for the association and he thanked board members for their hard work. Terry reminded owners there would be a party hosted by the Imblers at 19 Wildhorse Trail, starting at 6pm.

**Proof of Notice**

Proof of Notice was mailed and emailed to owners on July 7, 2013.

**Owners Present in Person**

Werner Baumgartner	15 Wildhorse Trail
Al Simpson	17 Wildhorse Trail
Martin and Lisa Imbler	19 Wildhorse Trail
Paul Kirincic	25 Wildhorse Trail
Mike Kelly	27 Wildhorse Trail
Chris	29 Wildhorse Trail
Matt Boisen, Gregory and Wita Wojtkowski	31 Wildhorse Trail
Terry Ewing	35 Wildhorse Trail
Michael Madison	39 Wildhorse Trail
Jim Wickham	42 Wildhorse Trail
Bill Piske	4 Appaloosa Trail
Terry Ewing	30 Appaloosa Trail
Greg Hager	3 Stetson Drive
Marcy Trent Long	9 Stetson Drive

**Owners By Telephone**

Jim McVaugh	6 Stetson Drive
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**Management Company Present**

Gordon and Angela Reeves	Toad Property Management, Inc.
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Mike Madison made a motion to approve the August 1, 2012 minutes. Wita Wojtkowski seconded the motion and it was unanimously approved.

Chris Cappy gave a recap of events over the past year. He explained a \$264,000 settlement had been reached with Haselden on March 7, 2013. Chris said some of the funds had been used to address problems in the attics, railings and furnaces of all homes and \$4,000 had been paid to all owners to

address specific construction issues within their home. Chris explained \$110,000 of the funds had been retained and placed in the association's Reserve account.

Matt Boisen said railings on every home had been reinforced and made safe. However, he cautioned owners or their property managers to check the railings each year. Matt said the Board had prepared a list of preferred contractors in the valley to assist owners in addressing some of issues in their home. He said the list would be posted on the association website.

Matt Boisen said the Board had spent the past 18 months talking to the Forest Service, Crested Butte Mountain Resort and the Town and had now finalized the location of the bike trail. He said the new location of the bike trail would be very close to the Wickham's home at 42 Wildhorse Trail and the Board were discussing landscaping to shield the home from the trail. Other homes in Wildhorse would just see the trail in the distance.

Paul Kirincic thanked the Board for all the hours they had put into reaching a fair settlement with Haselden Construction.

Angela Reeves said Toad had contacted the Board in June expressing concern about the inadequacies of the present irrigation system. Gordon Reeves explained the common areas had a drip system to the trees but without a sprinkler system the wildflowers were not getting enough moisture in June. Frequent rain showers during July had given the wildflowers the moisture they needed. Gordon said he would be meeting with Jim Wickham to put together a proposal to improve the irrigation for the entire summer. Gordon said web worms had been attacking aspen trees and it had been necessary to cut back some of the aspen trees.

Chris Cappy moved onto the financial report and explained phone, internet and TV costs had all been reduced and were generally working well although phone service was still poor during peak season. A low snow year had once again resulted in expenses being under budget despite increased legal expenses as part of the negotiations with Haselden Construction. Chris said the Board would continue to monitor expenses and then reduce the amount of the quarterly assessments if possible.

Terry Ewing said the association insurance presently covered the exterior of all units through to the interior walls, common areas and director and officer coverage. Terry said because of several significant claims during two of the three years of the current policy he felt increases were likely. He said he was comparing prices to see if there would be cost savings and benefits to owners insuring their homes individually with the association just paying for common areas and director and officer coverage.

Angela Reeves explained Terry Ewing and Matt Boisen had completed their terms and Terry would not be running for re-election. Terry explained he had been on the Board since the inception of the homeowners association and felt it was time for another owner to join the Board. Angela explained Matt Boisen was willing to run for an additional term and Marty Imbler had volunteered to serve on the Board. As there were no additional names put forward Bill Piske made a motion to appoint Matt and Marty to the Board. Mike Madison seconded the motion and it was unanimously approved. Angela explained George Parkman would be stepping down from the Board in the near future and encouraged owners to contact her if they would like to join the Board.

Chris Cappy said the vacant lots and unfinished foundations were once again back in the hands of a bank. He said the association had just been approached by a new developer who was considering the

purchase of the land. Terry Ewing explained the new developer had to follow the existing Planned Unit Development unless they received support of the association and Town of Mt. Crested Butte to make changes. Chris Cappy explained some of the exterior changes the new developer was requesting included the use of square logs and metal railings. Jim McVaugh said the current market had moved towards a more modern and contemporary design and he understood their request. However, he felt it was essential the exterior design of the homes remain the same for consistency and to protect prices of the existing houses. Chris Cappy said seven of the lots were slightly separated from the rest of Wildhorse but the balance of the new homes would be next to or in very close proximity to existing homes. Chris explained the association would require any project commence on the unfinished foundations and the new developer had indicated a timeframe of 5 years to reach full build out.

Jim McVaugh and Paul Kirincic suggested owners get together to purchase the vacant parcels of land from the bank. Chris Cappy suggested Jim and Paul form an ad hoc committee to review that opportunity.

Chris Cappy explained Wildhorse owners had received correspondence during the past year from various entities regarding Reserve Metropolitan Districts 1 and 2. The correspondence had been confusing and many owners were uncertain whether they were obligated to pay the invoices they had received and how the money was being used. Chris said Bob Orlinski, a board member of Reserve Metropolitan District 2, had joined the meeting to give an update on recent legal action and the collection of mill levy funds or maintenance fees. Bob explained he was an owner in Prospect and since 2012 three Prospect owners had secured seats on the District 2 board. However, the ability of the newly appointed members of District 2 to research past practices and actions of the developer and the two Districts had been hindered by the filing of numerous lawsuits as well as the County refusing to release any funds raised by the mill levy until Districts 1 and 2 solved their disagreements. Bob said a decision from the Judge was expected on August 7, 2013. Bob explained any funds collected were presently held by the County and were not available for funding the lawsuits. Bob said they were confident they had very solid arguments against the developer. Chris explained the association had not taken a position on this and it was up to each individual owner to decide whether they sent in funds for the taxes or maintenance fees.

Greg Wojtkowski reminded owners not to put their garbage out the evening before collection as it would attract bears into the neighborhood.

The meeting adjourned at 10:55 am.

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Prepared by Angela Reeves  
Toad Property Management, Inc.

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Approved by Chris Cappy  
President of Wildhorse at Prospect Association, Inc.