

HIDDEN MINE RANCH OWNERS' ASSOCIATION, INC.
BOARD MEETING
FEBRUARY 10, 2023 – 1:00 PM
VIA ZOOM

Present: David McEntire
Rusty Johnson
Derek Zeck
Matt Dungan
Kat Loughan, Toad Property Management

Kat called the meeting to order at 1:04 p.m. and confirmed a quorum. Rusty made a motion to approve the minutes of the June 9, 2022 meeting. The motion was unanimously approved.

Derek said sometimes snow was not removed from the roads for more than 24 hours, depending when the snow started to fall and that made it difficult to drive the roads. Kat explained Lacy had different plow drivers this year and she would reach out to Lacy Construction. Kat also agreed to ask if Lacy could apply Magnesium Chloride earlier in the year as some sections of road required more attention to reduce mud, especially in Spring. David explained low/soft spots on the road had been identified in the past and the Budget included funds to address that work. David said the Association did not intend to apply Magnesium Chloride every year and other methods to deal with the low/soft spots would be tried first.

David said a Conditional Water Rights Decree had been obtained from the State of Colorado for Baxter Gulch. David explained Whetstone Ranch had objected to the granting of an Absolute Decree until the headgate, flume and pipeline were 100% completed. An Absolute Decree could be requested as soon as the infrastructure work was completed and it would not be necessary to wait for the next 6 year water rights renewal.

Kat said some work had been performed at the front entrance and the roof/eave had been removed. David suggested having a simple map of the Ranch etched in glass on an entry sign. Until the Association had more funds available it was agreed to leave the front entrance signage in its current setup. In the meantime Kat/Toad was asked to procure some quotes for a new sign exhibit before the June BOD's meeting.

Kat said she had reached out to three landscaping contractors and one of the contractors would be available in about a month to review the front entrance and propose some summer time maintenance and landscaping. David said the new Budget included funds to landscape the area around the front entrance. David stressed the landscaping would be attractive and more manicured but not require a lot of water.

Prior to the meeting Kat circulated a quarterly financial report and said one owner was delinquent on dues and had been notified in accordance with the collection policy. David said expenses were slightly over Budget for legal, water rights and repairs and maintenance. In the future all invoices would be reviewed by the property manager for account coding, budget compliance and work is 100% complete after which send to the President and Treasurer for

review and approval. This would be an attempt to get expenses correctly identified and in line with the Budget as well as lien resistant.

David confirmed Hal Hearn had not performed any Capital expense work for the Reservoir in 2022 but some invoices/payment had occurred in 2022 for work performed in 2021.

David said the Checking account balance was currently \$23,293 and some work was underway to correct the Balance Sheet so construction deposits would be shown as a separate line item, not cash.

David explained the Collection Policy was in place and had been available to all owners. The delinquent owner had not paid any dues since September 2022 and efforts would continue to be made to collect the delinquent dues. Kat said automated reminders had been sent from the accounting software and David said a letter would be drafted from the Board. David asked that the Board be identified of all delinquencies as they occurred.

David said the Board had worked with Kat on the preparation of the 2023 Budget. David explained the Assessor had accepted the Grazing Lease for 2022 and should not be contacting the Association during 2023. Adjustments had been made to the Budget in accordance with actual expenses for 2022 and known expenses for 2023. David explained snow removal expenses for 2023 would be considerably higher than the actual expenses of 2022.

David explained the Bank loan would expire in 2027 and loan expenses for interest and principal were included in the Budget.

The Board approved the 2023 Budget as presented and the Budget would be sent to all owners for approval as part of the annual meeting.

The Annual Meeting is scheduled for March 21, 2023 at 10 am (MST). Kat agreed to timely circulate annual meeting documents to owners. David said there will be one Board seat to vote in at that meeting.

Derek said he was encountering house size issues with the County building permit approval process and David suggested Derek contact Mike O'Loughlin, legal counsel, for advice as the Association had already approved the house size and considered the Association's governing documents were grandfathered in for house size.

Derek made a motion to adjourn the meeting at 1:55 pm. Matt seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management