

BUTTE PASTURE ASSOCIATION, INC.

**MINUTES OF THE TWELFTH ANNUAL HOMEOWNERS'
ASSOCIATION MEETING**

MAY 16, 2016 – 10:00 A.M.

**318 ELK AVENUE, SUITE 24
CRESTED BUTTE, CO**

Present: Tattie (Katharine) Bailey
Bob Stuplich
Jim Willis
Laura Wininger
Jim Kunes
Rob Harper, Toad Property Management

Phone: Doug Haack
Skip Smith
Holland Mirabai
Angela Reeves, Toad Property Management
Chris Geiger, Attorney

Rob called the meeting to order at 10:03 a.m. He confirmed a quorum. Rob stated he had received no proxies. Notice of this meeting was sent May 2nd 2016. Jim Willis made a motion to approve the minutes of the last meeting. Bob seconded. All approved unanimously.

Signage Update – Laura and Jim Willis continue to work on this.

Road Update - Laura mentioned the gravel has migrated into the sides of the road. Doug noted it was a thin layer pushed in. Bob agreed and discussed how this method has kept the dust down and plowing was not a problem. Bob suggested putting down half as much gravel as last year, right down the middle and grade the road next year. Jim Willis thought just part of the road needed grading. Bob will check with Phil and see where his grading schedule sits.

Landscaping – Fertilizer and mulch was put in a few days ago says Rob. Regarding weed control, is the Association wanting to spray? John Scott is the sprayer. Jim Kunes and Bob say spray the roadways, not the pasture. Frank, Laura, Doug, Tattie – these individual lots need attention. Skip has a friend using a Jamaican crew for \$12/hr. Laura suggests using local labor. Skip will explore the possibility of having the crew drive up for a day.

Water Rights - Chris Geiger discussed an application for diligence for Butte Pasture Sub-Division Water Rights, which includes Butte Pasture Pond and the Well Field that provides indoor and limited outdoor service to all of the lots. Current decreed for the pond is 4.02 acre-feet out of 10 acre-feet. An additional .996 acre-feet comes in light of some policy changes regarding dead storage capacity (the amount of water below the outlet). The total then would be 5.016 acre feet absolute. Discussion regarding the size of the pond (past and future), storage rights for each lot, irrigation, guest houses, Lot 8 (Tattie later added she and her family are open to adding a well) and owners applying to add to their well field. In making the Well Field absolute, show the court that the current wells have a cumulative total of 135 gallons per minute (gpm) pumped (15 gallons per minute, per lot) vs. the total annual volume produced by the wells, which has been declining. Doug stated that he has a lower performing well and Jim Willis stated he has been practicing water conservation. Jim Kunes asked about using an accumulative average for the volume number. The volume number is not described as a running average, and Chris suggests making as much of the water absolute based on gpm. Discussion about beneficial use and Bob's well. Pipes do get slower as minerals dissolve and build up, so using the numbers stated when any one well was tested before the purchase of property would be ideal. Jim Willis states that being prudent with water should not be penalizing. Discussion of well drillers. Discussion of the livestock in the sub-division; sworn statements will suffice vs. photos.

Chris will gather additional documents that he doesn't have via Toad. Chris will look for the original Joe Knox document showing lot 7A pumps 40 gpm. Butte Pasture (Laura) is going to develop the diagram of the 12,000 sq. ft. irrigated acreage. Laura has experience with CAD so Chris will email her a previous mapping, something similar that the Division Of Water Resources has found persuasive. Chris will have a report by the end of May. Chris departed the meeting.

Proposed Covenant Changes – Bob notes that folks have asked about Guesthouses, the county will likely limit short-term rentals. Article 10 is being changed via Chris (water rights). The fire hydrant at the pond needs to be maintained by the Association. The turnaround position on the plat needs to be amended. Bob asked that everyone read the Covenants and speak up about any changes, as they have to be approved by the county.

Financial Report – The statement is current through 5/1/16. Snowplowing - \$3249, half the budgeted amount. The budget for 2017 is essentially the same as 2016. Jim Willis made a motion to approve the 2017 Budget. Laura seconded and it was unanimously approved.

New Business - Bob is going to list his property. He'll stay involved with water rights and covenants but his term ends today. Bob would like to meet in July, Angela suggests not adjourning today's meeting and calling a continuance. Bob agreed and Angela departed the meeting. Bob asked that those homeowners interested in additional water to please let him know in order to make a collective application. Jim Willis nominated Tattie to the Board, Bob seconded, all approved. Tattie accepts. The Board will elect a President at a later meeting. Jim Willis will have Tim and Rosalie Geisler and their two

boys using his barn from June 1 to October 1 2016. Doug is considering moving the berms on his property. Bob said he'd come by next week and sign off on Doug's drawing.

11:45 - This meeting will continue at a date to be determined in July.

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**MINUTES OF THE TWELFTH ANNUAL HOMEOWNERS'
ASSOCIATION MEETING (Continued)**

SUNDAY AUGUST 28, 2016 – 3:30 P.M.

**318 ELK AVENUE, SUITE 24
CRESTED BUTTE, CO**

Present: Tattie (Katharine) Bailey
Bob Stuplich
Jim Willis
Laura Wininger
Jim Kunes
Jeff Isaac
Doug Haack
Rob Harper, Toad Property Management

Phone: Skip Smith
Holland Mirabai

All lot owners in attendance as the Annual Meeting begins again at 3:32pm.

Water rights becoming absolute except for Dave and Tattie's house and they can apply for a continuance if they don't build in 6 years. Bob Stuplich has deeded the water in the well field from himself/Butte Pasture Realty to the Butte Pasture Homeowners Association, it is recorded. Discussion about water allocation and plat lines. Future water is available either as an association or as an individual. Discussion about capping old wells, digging new wells.

A straw poll taken showed a majority in favor of changing the language in the Covenants regarding guest house rules. Discussion about updating Covenants language ensuring compliance with CCIOA. Restricted Lot 4 & 5 Covenants language needs updating, no longer relevant. Discussion about clarifying the plat lines with regards to the turn-around for fire vehicles & showing each 1.333 water allotment; questions for David Leinsdorf.

Laura makes a motion to remove the language referencing 'Butte Pasture Pond' from the Covenants as part of the considered well field, to change the language regarding guest house rules, to update and clarify the language of the Covenants to meet CCIOA requirements and to clarify any language no longer relevant. Jim seconds, all in favor, motion passes.

Laura is going to work on the language for the guest-house changes, referencing other covenants. Email will serve as a comment platform so that all in the association can be involved. Then, (within 30 days) a more comprehensive proposal of Covenants changes can be discussed with David Leinsdorf, suggests Laura.

Bob suggests the fire hydrant be given to the Association, needs maintenance. Jim Willis says his tenants will be staying through the winter.

Jim makes a motion to adjourn, Jim seconds, meeting adjourned.

Meeting adjourned at 4:10pm.

Prepared by Rob Harper
Toad Property Management, Inc.