

HIDDEN MINE RANCH OWNERS' ASSOCIATION, INC.
BOARD MEETING
JUNE 7, 2024 – 9:00 A.M.
VIA ZOOM

Present: Matt Dungan
Damon Wright
Will Frischkorm
Coral Frischkorm
Derek Zeck
Kat Loughan, Toad Property Management

Will called the meeting to order at 9:05 a.m. and confirmed a quorum.

Concern was expressed about a large area being cleared of trees on a current construction site and it was agreed some reclamation work would be necessary prior to the return of the construction deposit. It would be necessary to closely monitor future construction on lots to avoid large swaths of trees being removed unnecessarily.

Will explained approximately \$2,000 would need to be spent to install a temporary electric fence to contain the Spann cattle. The Grazing Lease stated the cost to install and remove the electric fence was an Association expense. The Spann's expected cattle to be on the land from mid-July. Grazing would be in collaboration with Whetstone Mountain Ranch land as they had the necessary water and gates would be opened by Spann to allow cattle to cross into desired sections on HMR to optimize grass.

Will confirmed trail signage would be made and the Association would continue to work closely with Whetstone. Additional signage at the pond would be installed to mitigate liability concerns.

Will said the Ranch had been walked with the Forest Service to review fire mitigation. The Forest Service had explained grants available to interested owners and said an Association effort was probably not something worth exploring given the general forest health they saw in common areas and the costs associated with large scall projects. They did however share options for individual homeowner grants available and how to best access. Will said he would continue to reach out to the Crested Butte Fire Protection District to discuss the FireWise program. An update would be provided to owners both on firewise and on individual fire mitigation efforts and grants available.

Will confirmed a mailbox could be added and the Post Office had confirmed they were happy with the process. Toad would go ahead and order a mailbox with 8 mail slots and parcel lockers to accommodate the current 8 homes built or under construction. The Post Office would need to perform some paperwork and administrative tasks to put everything in place and Will offered to coordinate with the postmaster on any associated needs. Interested owners would pay a one-time fee for a dedicated mailbox key, TBC upon finalization of costs, but estimated at around \$500 per box. All costs would be recouped, with the HOA realizing a small gain on the box unit and install once all boxes were in use. Additional boxes could be added as additional

Will said the landscaping project would commence in mid-July. The damaged sign at the entry way would be removed and the glass stored.

At 9:31 a.m. Brian and Ben joined the meeting to discuss plans for Lot 18. Will explained the Board was ready to approve the plans as currently presented. Will reminded Brian of the need to be sensitive to tree removal and Brian said they did want to maintain as many trees as possible. It was agreed board members would be happy to walk the site and assist with identifying trees to be removed or kept. A soils test would need to be performed and some tree damage/removal might need to happen if it was not possible for the equipment to get to the site. Will confirmed an approval letter would be sent. Ben explained the building height was within the Gunnison County regulations and it might be necessary to raise the roof height a little within those regulations. Matt confirmed the Gunnison County regulations would be used by the Association to calculate height. Any changes to the approved plans would be submitted to the Board for approval. Ben explained it might be necessary to adjust the driveway location if the utility companies would not approve moving the transformer at the driveway entrance. Ben said he was in communication with the utility company. Ben and Brian left the meeting.

At 9:49 a.m. Damon made a motion to adjourn the meeting. Derek seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management