

**HIDDEN MINE RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD MEETING**  
**OCTOBER 2, 2023 – 5:00 P.M.**  
**VIA ZOOM**

Present:

Rusty Johnson  
Matt Dungan  
Will Frischkorm  
Coral Frischkorm  
Derek Zeck  
Kat Loughan, Toad Property Management

Kat called the meeting to order at 5:07 p.m. and confirmed a quorum. Rusty made a motion to approve the minutes of the April 17, 2023 meeting. The motion received a second from Derek and was unanimously approved.

Prior to the meeting a financial report had been circulated to the Board. Will said the Association had not spent much money during the Summer months and the Association was in good financial shape. Snow Removal had been expensive but that was expected with a 300+ inch snow year. There might be additional snow removal expenses in November and December. Kat agreed to check the governing documents to determine if the plowing of driveways was included with the road plowing for the Association. Lacy Construction charged \$165 per hour and Kat confirmed Lacy Construction would not be increasing the hourly rate for the 2023/2024 Winter season. Cancellation of any plow contract for the upcoming season with Lacy Construction needed to be submitted in July.

Matt said he had reached out to the Colorado Forest Service regarding wildfire mitigation. Grants were currently available and it was agreed Will and Matt would meet with the Forest Service to discuss any specific grant opportunities for the Association or individual lot owners. Will said it would be worth researching the opportunity to secure a Firewise designation as that would make the local Fire District more familiar with Hidden Mine Ranch.

Road signage was in place and it was generally agreed the signs looked good. Will confirmed wildflower seeds were available for the entryway and along the edge of the roads and the seeds would be put down in the Spring. Concern was expressed about the old mine/ranch equipment and it was suggested improvements be made to the entryway. Rusty said there used to be hanging baskets at the gate and an irrigation system. It was unanimously agreed to remove unwanted items at the front entrance to clear the area and then discussing future improvements to the front gate. Will agreed to research the option of pumping water from the reservoir for irrigating areas for flowers and also to research options for improvements at the gate.

Will said there had not been a great turnout for the trail day. Will and Coral had been steadily working on some small trail projects. Access to the river was discussed for fishing and it was agreed that the actual route to the river was unclear and required some improvement. Will agreed to continue to research how the access to the river through the existing easements could be improved. Will said the map would be updated in the Summer and some signage would be added. Rusty said additional signage on the Jeep Road needed to be added to stop people driving to the old mine and then having problems getting back. Concern was expressed about people without approval entering the property and Rusty said it had been a problem in the past. Whetstone owners had access but the owner needed to be present and tree removal was not

acceptable without Board approval. Will said he would draft a letter to all owners explaining access rights and liability insurance and the need for an owner to be present. The letter would also remind owners that tree removal was not acceptable without Board approval.

At 5:50 p.m. Will made a motion to go into Executive Session. The motion received a second and was unanimously approved. Kat left the meeting.

At 6:10 p.m. a motion was made to leave Executive Session and end the meeting. The motion received a second and was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management