

HIDDEN MINE RANCH OWNERS' ASSOCIATION, INC.
ANNUAL OWNER'S MEETING
FRIDAY, MARCH 31, 2023 – 8:30 A.M.

Present by Zoom: David McEntire
Rusty Johnson
Matt Dungan
Ira Conn
Will Frischkorm
Derek Zeck
Damon Wright
Virginia Manner and Chris Waidmann
Rob Harper, Toad Property Management
Alex Summerfelt, Toad Property Management

Proxy to David McEntire: Joey Chiaf

Proxy to Will Frischkorm: Jeff Jones

Rob called the meeting to order at 8:37 a.m., confirmed notice of the meeting was mailed on March 21, 2023 and said there was a quorum.

Rusty Johnson made a motion to approve the minutes of the March 15, 2022 annual meeting. Will Frischkorm seconded the motion and it was unanimously approved.

Rob Harper explained he had taken over management of the Association within Toad from Kat Loughan. Rob said there had been a lot of sales during the year as well as a lot of construction.

David McEntire confirmed water rights paperwork and grazing lease paperwork had all been maintained during the year. Weed mitigation would continue during the year and beautification work would be performed at the entryway during the Summer. The Architectural Control Committee had been very busy during the year. All projects had been reviewed and construction of several projects underway.

New owners were welcomed to the community.

Rob Harper said operating expenses were running close to budget. An invoice paid in 2022 for work performed in 2021 had made the figures look slightly different.

David McEntire said the actual snow removal figures for the first quarter of the year were not yet available. Rob Harper said \$14,000 had been spent so far and that did not include March. As March snowfall had been significant it was anticipated final snow removal expenses would be over budget. Rusty Johnson said funds from Reserve would be needed for snow removal and that would reduce the money available for road maintenance. Rob Harper cautioned the Spring melt might cause more damage to the roads and David McEntire stressed the need for contractors using heavy equipment to exercise caution on the roads. Will Frischkorm said one owner was

delinquent on dues and Rob Harper confirmed payments had not been received and it was agreed further action needed to be taken.

Rob Harper confirmed there was currently \$87,275 outstanding on the loan.

David McEntire made a motion to ratify the 2023 Budget as presented. Will Frischkorm seconded the motion and it was unanimously approved.

Rob Harper explained there would be a secret ballot as there were two volunteers, David McEntire and Coral Frischkorm, for one available seat.

Rusty Johnson questioned why Whetstone Mountain Ranch had objected to the Absolute water right application despite the amount of effort and expense expended by the Association. David McEntire said the objection by Whetstone Mountain Ranch was standard procedure and conditional right was granted subject to the Whetstone Mountain Ranch terms. David explained the terms confirmed the Court would grant an Absolute right once all the improvements were completed. David said the objection was not concerning and probably standard legal procedure.

Rob Harper said landscaping contractors would be contacted about the area at the front entrance once snow had melted.

David McEntire said he felt confident, after speaking to various experts, that the reservoir had sufficient water even in the lower snow years from ground water. David said he thought demands on Baxter Gulch were now maxed out but the ground water would be sufficient for the reservoir.

Rob Harper said he had received an email from Jeff Jones explaining that Jeff had encountered issues with the County regarding house size during the permitting process. Jeff said the house size was not grandfathered in and it had been necessary to reduce the size of the house in order to receive a building permit. Will Frischkorm and Derek Zeck said they had encountered the same issue with the County.

Rob Harper said the votes had been tallied and Coral Frischkorm was elected to the Board. Rob thanked David McEntire for his service on the Board.

Rusty Johnson thanked David McEntire for his efforts on behalf of the Association, especially regarding water rights and grazing rights.

At 9:23 a.m. a motion was made by Rusty Johnson to adjourn the meeting. Ira Conn seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management