

BUTTE PASTURE ASSOCIATION, INC.

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

June 15, 2015 – 10:00 A.M.

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

Present:

Doug Haack
Bob Stuplich
Laura Wininger
Jim Kunes
Jim Willis
Frank Marino
Angela Reeves, Toad Property Management
Rob Harper, Toad Property Management

The meeting was called to order at 10:19.

Angela Reeves announced the meeting had a quorum and said notice of the meeting had been mailed on June 3, 2015.

Jim Willis made a motion to approve the September 9, 2014 minutes as distributed. Bob Stuplich seconded the motion and it was unanimously approved.

Angela stated that there is currently no-one delinquent with their dues. The bank accounts currently have about \$25,000.00. The actual to budget numbers were right on track over the last year. Gunni-gold was spread into the flower beds to aid in growth and water retention. Angela further explained that Rob Harper has taken over ownership of Toad. The draft budget was discussed. It follows along with the past couple of years. The HOA will continue to incur hefty legal fees with regards to the water issues. This will come out of the reserves. Costs incurred for road maintenance will also come out of the reserves. The weeds will need to be monitored closely this year because of all the moisture. This will include some herbicide and pulling. The road has been graded and gravel will go on top. Everyone agreed that this should cut down on dust and at this point no further action is required. Jim Kunes made a motion to approve the 2015/16 draft budget and Doug seconded. The budget was unanimously approved.

Angela stated that July 2016 is the next due date for filing for conditional water rights. All owners agree that all developed lots would like to see the water rights as absolute not conditional. Members present questioned what the water attorney needs to move forward

to resolve the water issues. It was agreed that a letter needs to be sent from the water attorney to Mangurian and Mike Wright.

Action Items:

Toad will get a list from the water attorney as to what homeowners need to provide to proceed with the water rights conversion.

Toad will get a letter from the water attorney and forward a copy to Mike Wright and Mangurian.

The entry sign was discussed. Jim updated everyone with his design. Jim and Laura will create a drawing to forward to owners.

With regard to the election of board members, Bob will continue for another year and Jeff will serve two more years on the board. Bob nominates Jim Willis to join the board for a three year term. Doug seconds and Jim accepts. Motion passes unanimously.

There was no new business to discuss.

The meeting adjourned at 11:05 a.m.

Prepared by Abby Loken,
Toad Property Management, Inc.