

**BUTTE PASTURE ASSOCIATION, INC.  
MINUTES OF THE ANNUAL HOMEOWNERS'  
ASSOCIATION MEETING  
AUGUST 31, 2018 – 2:00 P.M.  
318 ELK AVENUE, SUITE 24  
CRESTED BUTTE, CO**

Present:

Mirabei Holland and Frank Marino  
Tattie Bailey  
Jason Berv  
Rob Harper, Toad Property Management  
Jim Ruthven, Toad Property Management

Phone:

Jeff Isaac  
Doug Haack  
Skip Smith

Proxy to Jeff Isaac:

Kemble Widmer  
Jim Willis

The meeting was called to order at 2:08 pm.

Rob said the meeting had a quorum and notice of the meeting had been mailed on July 26, 2018.

Jeff made a motion to approve the minutes of the August 16, 2017 meeting. Doug seconded the motion and it was unanimously approved.

Rob introduced Jim Ruthven, the accountant with Toad Property Management and Jim gave a brief financial report and said the association would finish the year below budget mainly due to the light snow year. Jim said the association was finishing the financial year with \$26,800 in the bank account and a 5% dues increase was in the 2018/19 Budget as approved at the 2017 annual meeting. Mirabai questioned why a dues increase of 5% was necessary as the association had money in the bank as a result of the light snow year. Jason said he had encountered problems with one of his wells this year and said it might be due to a drop in the water table and suggested the association prepare for supplemental water charges by the Upper Gunnison River Water Conservancy District as the light snow year and lack of moisture in Spring and early Summer might increase those costs.

After a long discussion Frank made a motion to approve the 2018/19 Budget as distributed with the 5% dues increase. Doug seconded the motion and it was unanimously approved.

Jeff said the potential amendment to the Covenants was still a work in progress and there was nothing new to report.

Rob said road maintenance had been performed by Lacy Construction in June and the road appeared to be in good condition. Jeff reminded owners the washboard effect on the road would be less if vehicle speeds were reduced and the speed signs installed during the past year had not made a big difference to vehicle speeds.

Jeff said Laura had a design for the sign at the entrance and Doug said he was willing to help with the approval process.

Doug made a motion to elect Jason to the Board for a three year term. Tattie seconded the motion and it was unanimously approved.

Tattie said the County would significantly increase the tax on their vacant lot unless they combined that lot with their residence and only a structured grazing lease with a third party would qualify for an agricultural designation. Jeff suggested Tattie draft a proposal so it could be presented to the association attorney for review.

After discussion it was agreed to make no changes at the present time to the easement connecting Wapiti Lane with the Brush Creek Road and the matter would be discussed in the future.

Jason said signage had reduced the number of people entering his property and at this time there was not a need to review a new turnaround area.

Doug made a motion to adjourn at 3:11 pm. Jason seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management