

Hidden Mine Owners Association Board Meeting Notes

4/3/18

In attendance:

Board Members: Rusty Johnson, David McEntire, Chuck Beck, Don Ochs, Curt Koutelas
Owners: Niki O'Connor, Megan Clark, CJ Clark, Josh Jackson, Ira Conn
Ranch Manager : James Brennan

Meeting commenced at 11:05 MDLST

Proof of notice given via website - James

Minutes from 2/12/18

Chuck motioned to dispense with the reading of the minutes. David seconded. Motion passed unanimously.

Election of Officers

A proposal was made by David to have all officer positions remain the same. After discussion, David motioned, Curt seconded. Motion passed unanimously.

President; Rusty, Vice President; David, Secretary; Chuck, Treasurer; Curt

Rusty expressed desire to step back at some time before the end of his term, but not until after the lawsuit is settled. Don indicated that he would be willing to serve as an officer as needed. Motion passed unanimously.

Lawsuit update:

Rusty indicated that he is working to get the State to re-inspect the reservoir asap. Our hope is that it will be declared non-jurisdictional. If this proves to be the case it will greatly simplify issues with the law suit. The complication is that the reservoir will need to be emptied so that the state can get internal survey shots from the bottom. Best guess for this to be accomplished is sometime in early May after snow melt and our ability to pump out any residual water. Because of the impact on the lawsuit, we agreed that the mediation continuation, scheduled for April 25, should be postponed.

Manager report

It was agreed that James could approach other management companies in regard their interest in taking over HMR. Reed Meredith with Evergreen Property Management may be interested

Billing of the \$1500//lot special assessment was discussed. Timing agreed to be in 3rd quarter billing cycle

There are some low spots and drainage issues with the road. Don suggested that much of this can be fixed by pulling material back and spreading it. Also, we should be crowning the road to help minimize this issue in the future. Don agreed to work with Lacy to get estimate. Going forward we will use videos

of road condition to give us base line and hold plow people responsible if they cause damage. It was noted that ditch work done in 2017 should be fully functional this year.

HMR LLC

After a brief discussion of history of LLC it was agreed that it served no practical purpose to continue to maintain it. Rusty motioned to dissolve LLC, David seconded. Motion passed **unanimously**.

CO State Statutes –

All basically agreed with the legal opinion from Mike O’Laughlin that the way we are organized, with outlots A & B, bringing the total to 21 units, requires compliance with CCIOA policies. Chuck will review state of our compliance as well as sample policies that James just sent and provide the Board with a status report and recommendations.

HMR Association Audit

James to compile a list of vendors and pricing for the audit for the Board. David requests we ask Elevation Accounting in Gunnison to participate. James will make a brief report to the Board about the purpose of this every 3 to 5 year audit and what areas are covered. We may want to defer this until taking action on our compliance with the CCIOA policies.

Additional Comments

Don expressed some ideas on how to utilize the pond as a revenue stream. David indicated that he will provide some refinement to the words and procedures around use of Family Day Pass.

Next Board meeting 7/10/18 at 9am

Motion to adjourn by Chuck Beck, second by Curt Koutelas. Meeting ended at 12:40 MDLST

Respectfully submitted, Chuck Beck, Secretary HMROA