

**MINUTES OF THE McCORMICK RANCH ASSOCIATION BOARD**  
**MEETING THURSDAY, OCTOBER 7, 2021**  
**318 ELK AVENUE**  
**CRESTED BUTTE, COLORADO**  
**VIA ZOOM**

**Present:** John Mason

Luke Kissam

Anna Love Gardner

Rob Harper, Toad Property Management

Hannes Gehring, Toad Property Management

The meeting was called to order at 11:32 a.m., and Rob confirmed there was a quorum, with all 3 Board Members attending.

Rob confirmed that Proof of Notice had been sent to Board Members on the 28th of September.

Rob explained that the gate project was on track to be completed before winter, with a few details remaining to be worked out. Hannes noted that he will meet at the gate site on Friday, October 8 with Toad's Director of Maintenance and representatives from the Fire Department and CB Electric to finalize the plan for the remaining work. Taylor Fence will then return the following week for installation.

Rob explained the plan for protecting the gate while it is held in the open position for winter use. Rob demonstrated that a post with a bracket would be installed under the open corner of the gate to buttress it from being dragged down by ice and snow. A pin would then be placed through holes drilled in the bracket and the gate to lock the gate in place. This should protect against any damage from the weight of ice and snow, and also ensure that any damage to the gate during snow plowing cannot be attributed to the gate swinging or moving. Rob said this set-up should be within the abilities of Taylor Fence to complete, but noted that Toad can take care of it if Taylor Fence is not willing to do so.

Rob confirmed that Taylor Fence should similarly be able to take care of a bent post on the cattle grate adjacent to the gate, but that Toad is able to remove the post if Taylor Fence is not willing to do so.

Rob conveyed that Toad will purchase remotes from Taylor Fence on behalf of the Association and distribute remotes to owners. Toad will also hold keys to any boxes that allow access to the gate mechanics. It was generally agreed that Toad, the Martens Family, and John Mason will each hold one key to the padlock that can be opened to release the gate as a fail safe if it gets stuck in the closed position.

There was a brief discussion about the amount of notice required for all owners prior to Board Meetings. Rob explained that CCIOA recommends that owners are notified of Board Meetings 24 hours in advance, and that posting the meeting agenda on the website is considered sufficient notice. John will work with the Board to pursue a comprehensive revision of notice requirements in the covenants to ensure that all owners receive timely notice of special Board meetings, as contemplated by the CCIOA, and to determine whether the notice by certified mail required in some situations can be replaced by notice via email and regular mail.

Rob explained that a key purpose of the meeting was to approve the 2022 budget. All owners would then have the opportunity to discuss and ratify the budget at the annual meeting.

Rob responded to several questions regarding specific line items in the budget. Rob explained that the 2022 budget for insurance is less than the actual expenditure for 2021 because some insurance charges for 2020 carried over into this year. Rob confirmed that the \$60 charge for bank fees in 2021 was attributable to purchasing checks for the Association. A \$250 expenditure on utilities in 2021 was tied to the old gate connection, which was turned off mid-year. The \$370 estimate for utilities in the 2022 budget is the estimated cost for the new gate.

John explained that he had previously overestimated the cash reserves that would remain after completion of the gate, mainly because he mistakenly used the initially proposed assessment of \$6500 per lot rather than the eventual assessment of \$5700 per lot in computing cash on hand. He suggested increasing the dues proposed by Toad from \$3750 to \$4200 per lot to either increase the reserves or fund the installation of a hookup point at the pond for the Fire Department. Luke will attempt to get an estimate of the cost of the hook up from his builder. This cost may not be incurred until 2022.

After some discussion, it was agreed to raise dues to \$4000 per lot, with the excess going towards the Reserve Fund. If the Board determined in the future that it was desirable to install a hook up point at the pond, it was agreed that they could fund the project through a special assessment, if necessary.

John moved to approve the 2022 draft budget, with the one change of increasing dues to \$28,000 with the excess going into the Reserve Fund. Luke seconded, and the motion was unanimously approved.

Rob observed that the property was generally looking very good, and the job site on Luke's property was very tidy and well-managed.

John complimented Hannes's responsiveness in his new role as Property Manager.

Rob and Hannes agreed that there would be a need to approve previous meeting minutes at the

next meeting.

It was generally agreed that the Annual Meeting would be held on December 17th at 11 a.m. MST, with a Board Meeting to elect officers directly following.

Rob noted that he needed to do some research to confirm how a \$1000 check from the Town to cover legal fees had been incorporated into the budget.

Rob and Hannes confirmed that Hannes would send Board Members a summary of the October 8th meeting regarding the fence.

The meeting adjourned at 12:16 p.m.

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**Prepared by Rob Harper  
Toad Property Management**