

BUTTE PASTURE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
JUNE 29, 2022 – 10:00 A.M.
VIA ZOOM

Present: Jeff Isaac
Jason Berv
Hannes Gehring, Toad Property Management

Hannes called the meeting to order at 10:05 a.m. and confirmed there was a quorum.

Prior to the meeting Hannes circulated a draft Budget which increased dues by \$100 per lot, per year. Hannes explained road maintenance had been running under budget in the prior years and it might be possible to reduce that figure and keep dues at the current level. Jeff said some culverts were damaged and might need to be replaced. At a prior meeting it had been agreed to replace the culverts as an Association expense and in the future owners would be responsible for marking those culverts and paying for any repairs. Jeff suggested continuing to Budget \$5,000 for road maintenance and Hannes agreed to contact Lacy Construction to obtain a price for the culvert work. Other contractors would also be contacted for bids.

Jeff said a couple of fence posts at the front entrance required attention and Hannes agreed to schedule that work.

Hannes confirmed there was currently \$41,422 in the Bank. Hannes explained lenders liked to see approximately 10% of annual operating expenses going into reserves each year and to see a healthy balance in the bank account to cover emergencies.

Jeff said some legal work would be necessary on water rights, and the expense might be \$1,500 to \$2,000. Hannes agreed to adjust the Legal line item in the draft Budget to \$1,500. After discussion, it was agreed to increase Legal expenses and decrease the Snow Removal and Road Maintenance line items in the Budget.

Jason made a motion to approve the amended draft 2021/2022 Budget. Jeff seconded the motion and it was unanimously approved.

Jeff said he had been reviewing water right documentation from 2017, and it appeared there were some outstanding conditional water rights which might be able to be made absolute water rights. Jason said two years ago he had hired a water attorney to review the pond on his lot, and the attorney had confirmed the pond was separate from any neighborhood use except for fire safety. Jason explained 4.02 acre feet of water had been made absolute and the additional conditional water right (approximately 6 acre feet) for augmentation would only be possible if the size of the pond was increased as the pond held 4.02 acre feet of water. Jason said he was not interested in increasing the size of the pond and would be happy to release the conditional water right if that was the action

recommended. After discussion it was agreed the water right documentation required updating, as there continued to be questions about water augmentation and the pond. Hannes agreed to respond to Balcombe & Green to instruct them to identify how to proceed with making water rights absolute, give an update on water rights on Lot 8, as no well had been drilled on that lot, and clarify augmentation water rights.

Jason said Jim Willis had recently passed away and Hannes agreed to update all contact information.

Jason made a motion to adjourn the meeting at 11:00 a.m. Jeff seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management