

**HIDDEN MINE RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD MEETING**  
**JUNE 9, 2022 – 12:00 P.M. (MOUNTAIN TIME)**  
**VIA ZOOM**

Present: David McEntire  
Rusty Johnson  
Derek Zeck  
Will Frischkorn  
Matt Dungan  
Chet Boyce, Toad Property Management

Chet called the meeting to order at 12:01 p.m. and confirmed a quorum was present. Chet said that notice of the meeting had been sent on June 6, 2022.

David made a motion to approve the minutes of the April 5, 2022 meeting. Will seconded the motion, and it was unanimously approved.

Chet said that David had circulated a letter regarding Design Review proceedings prior to the meeting. David said that there was still room for some discussion regarding the design review process and he thought it was possible that the Board would be able to put together a more detailed addendum to the Design Guidelines in the future. Rusty thanked the new Board members for their input on the Design Guidelines.

David said that he had prepared a draft letter that included questions and comments regarding the proposed design for Lot 3. Board members expressed their support for the letter.

Rusty offered to give all new Board members a tour of the ranch during the summer. David said that Will and his wife were working on a map of Hidden Mine, which would show access paths to the Slate River for owners. Will asked David to send the RAW files for the plat map to facilitate this process.

David said that the shortest route to the river was the footpath on the easement behind Lots 11, 13, and 14. There was also an easement between Lots 5 and 6 along the shared fence with Whetstone Ranch that allowed pedestrian access to the river. There was currently no vehicular access to the river, although Board members agreed that restoring vehicular access in the future would be desirable. David said that he and Rusty hoped to work to make Whetstone Ranch access for Hidden Mine owners more commensurate with Whetstone owners' access to Hidden Mine amenities.

David said that he had received Will's comments on the Design Review application from Lot 1. David said that Gunnison County was responsible for enforcing height restrictions on buildings. David said that he would send Board members a draft email to the architect with comments and questions on the design for Lot 1.

David said that Hidden Mine was very close to having designs approved for 50 percent of the lots in Hidden Mine. David suggested that the Board add some additional context to the Hidden Mine Design Guidelines over the winter for the Family Ranch lots to ensure continuity of the more traditional, rustic architectural style. It was discussed that the Family Ranch lots were already identified in the governing documents as a separate design area from the rest of the Ranch, and there was some precedent for having additional design standards for those lots.

David made a motion to approve the Design for Lot 3 as proposed in the letter dated June 10, 2022. Matt seconded the motion, and it was unanimously approved.

David thanked Will for his work on the draft welcome letter and quarterly owner newsletter. David asked Board members to get edits back to Will over the next couple weeks. David said that Toad would send out the welcome letter to all new owners. Will said that he would share the drafts in a Google doc for all Board members to edit and would strive to have the map ready to go out with the summer quarterly newsletter.

There was some discussion of the Hidden Mine website. Will suggested that the Hidden Mine website be redirected to the Toad webpage for the HOA, while David noted his desire to maintain the function of the website that allowed for MailChimp mailings when owners created an event on the Association's shared calendar. Chet noted that many Associations use a Facebook page for communication. David suggested that the Board shoot for July 4th as a date to make a final decision. Will suggested that if the Board decided to keep the independent website, they would need to put some significant effort into updating it and encouraging owners to use the shared calendar. David said that he would connect all Board members to the website administrator.

Returning to the topic of Design Review, there was a discussion of whether the Board should find a new third party architect to assist with the review. Board members were in agreement that the Covenants gave the Board flexibility to review and make determinations on whether proposed plans met the standards included in the Covenants and did not require third party review. Some Board members made the case that, nevertheless, it would be prudent to find a third party architect to assist with reviews. Chet suggested that the Board consult a lawyer and create a more detailed set of Design Review Guidelines separate from the Covenants. David said that any changes to the design review process would be a topic for further discussion in future.

There was some discussion of the reservoir easement. David said that the reservoir easements and current water rights were already part of the official record for the Ranch.

David said that the Board was reviewing the performance of the reservoir in its current state but was also accumulating funds for the next phase of the reservoir project, should it be deemed to be necessary. David said that the Board was also pursuing an absolute water right from Baxter's Gulch for the reservoir, and the application process was ongoing.

David said that the reservoir was currently full, and the water had recently risen sufficiently to create some overflow, but had not reached the road or flooded any yards. Overall, it appeared that the reservoir was functioning as intended.

Rusty said that the Association had a letter from the Land Trust granting permission to disturb land on the conservation easement if the Board decided to pursue the next phase of the reservoir project, but the Board would need to keep the land trust updated as they performed improvements that would impact the conservation easement. David said that the conservation easement should be indicated on the map that Will and his wife were creating.

At 12:08 p.m. Rusty made a motion to adjourn the meeting. Derek seconded the motion, and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management