

**BUCKHORN RANCH ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
JULY 30, 2023 – 6:00 P.M.
VIA ZOOM**

Board Members participating:

Kate Somrak
Cathy Low
Chris Edmonds
Sean Patrick
Ali Johnson
Casey Lanza

Others participating:

Multiple lot owners
Bart Laemmel
Rob Harper, Toad Property Management

Rob called the meeting to order at 6:04 p.m. and confirmed there was a quorum.

Sean made a motion to approve the minutes of the January 19, 2023 meeting. Kate seconded the motion and it was unanimously approved.

Rob explained Bart Laemmel was participating in the meeting to assist with discussions regarding Design Guidelines and the new Commercial Design Guidelines. Prior to the meeting Sean had distributed Commercial Design Guidelines and after discussion the Board would be asked to vote. Bart explained the Commercial Design Guidelines had been reviewed by Beth Appleton, legal counsel, and multiple people had been involved in the drafting. Bart said there were not very many commercial lots within Buckhorn (5 in total) and the guidelines did follow the residential guidelines as well as incorporating some ideas from Town and CB South.

Sean explained the draft Commercial Design Guidelines had been posted on the Toad website for several months and one commercial lot owner had recently reached out to him.

Bart explained usage of commercial lots was set out in the Covenants and Sean said the County would be involved in a review process and the community would have the opportunity as part of that County review to challenge specific uses of the lot if necessary. To change usage of commercial lots would involve a Covenant change. Bart confirmed any plans for commercial lots would go through a design review process in Buckhorn and the Board approval process.

Bart explained there were four owners of lots allocated for lodging and the regulations restricted the number of units to a maximum of 50 units. Bart said units could not be sold to individual owners so the project could not be condominiumized. Attempts had been

made to reach the four owners of the lodging lots. Three of the four understood the 50 units would be on a first come, first served basis but it had not been possible to discuss that with the remaining owner.

Bart said the 10,000 s.f. maximum requirement had been deleted from the draft and the Design Review Committee and the Board would review on a case by case basis as lot sizes varied.

Sean suggested giving owners the opportunity to review the Commercial Design Guidelines and then the Board would vote at the next meeting. Bart asked for comments to be emailed so he could include those comments or obtain legal advice if necessary.

Bart explained some Architects had complained about the requirement that unbroken roof lines not exceed 30 feet on residential projects. After discussion the Design Review Committee had agreed it made sense for larger homes to have an increased unbroken roof line (34 feet instead of 30 feet). Bart said an Addendum to the Design Guidelines had been drafted and circulated to the Board and a full rewrite of the Guidelines would be completed in the future.

Sean made a motion to adopt the Addendum to the Residential Design Guidelines. Chris seconded the motion and it was unanimously approved.

Bart Laemmel left the meeting.

Rob explained there had been recent discussion about the future of the tennis courts. Prior to the meeting Steve Hock had circulated information regarding tennis courts versus pickle ball courts and expressed the concern that mixed courts would increase the trip hazard and also presented scheduling issues as the games took different amounts of time. Steve said two companies had inspected the surface of the existing tennis courts and confirmed the courts were actually in pretty good shape and estimates had been obtained from two contractors for resurfacing. The remote location of the courts and the addition of nylon screening would restrict noise concerns for nearby lots. Steve explained the fencing was not of a good standard and two contractors had provided solutions. Work to the road and parking areas would be necessary as well as a port-a-potty. Steve stressed a need to move forward now, rather than wait one more year, and recommended a quality product. Steve said the two contractors had submitted bids between \$28,000 and \$34,000 with an additional \$3,000 for nylon screening.

Sean said the tennis court project had been discussed over the past couple of years and Steve Hock had made good progress obtaining detailed information. Sean explained he had reached out to owners with an informal survey and the limited number of responses had indicated support for mixed use of the tennis court. Sean said the survey had gone out prior to Steve Hock providing the information that trip hazards increased with mixed use of courts. Steve explained the two pickle ball courts in Larkspur were very popular and it was a growing sport. Kate asked if it would be possible to build a new tennis court as well as having the existing courts changed to pickle ball as Kate felt that some

owners had asked to have both courts available in two surveys during the past couple of years. Sean confirmed funds were available to be spent on enriching the community experience. Sean explained a contractor was currently working in Mt. Crested Butte and it was a great opportunity to engage that contractor as finding a contractor had been difficult in the past.

Steve explained how it would work to change the nets so a court could be used for tennis or pickle ball but cautioned against the dual use on one court. Steve said there was not time to complete a new survey, with current information, as the contractors would have left the valley before results of the survey were available.

After a long discussion Rob agreed to prepare a survey on Survey Monkey with a quick response time. The choices would be:

1. 4 pickle ball courts on the existing court.
2. Dual use of the existing court – one tennis court and 2 pickle ball courts marked out.
3. Resurface existing court just for tennis.

Steve was thanked for his work on the tennis courts.

Rob said the Nomination Committee was in the process of interviewing candidates for board seats. Bios for new board members would be sent with the September 9, 2023 annual meeting documents so owners could vote. Rob confirmed there would be four open seats on the Board with six or seven owners, including some current board members, volunteering for those four seats. Rob said after the annual meeting there would be a short board meeting for the nine board members.

Prior to the meeting Rob said he had circulated a draft budget for review. Rob explained three owners had combined two lots and going forward those three lots would be charged for one and a half lots instead of being charged the full price for two lots. Rob said the draft budget did not propose a dues increase and most expenses were based on actual expenses. Rob said he was still working on the water company budget.

Casey explained the Association was in a very good financial position and had the funds for the playground completion and work on the tennis courts. Casey said the Association had just over \$1.5 million in cash and there would be some large water expenses in the future.

Rob explained snow removal in the 2022/2023 Winter had included additional work, such as berm removal, and it had been a big snow year. Rob said for the new Budget the snow removal figure was based on average expenses and that figure could be increased. Rob said the removal of the berms had probably not added much to the overall cost of snow removal. Several board members felt the berm removal was money well spent.

Sean Patrick confirmed there was still a road to complete in the Stallion Park area and that work was scheduled for 2023 and Rob said there was \$50,000 in the new Budget for road maintenance. Rob explained the roads were generally in good condition and the funds were just for maintenance and it might not be necessary to use those funds.

Capital expenses would be the completion of the playground and the tennis courts. The repair of the Bridge would be essential work but figures were not yet available for the estimated cost.

Kate made a motion to approve the draft Budget as presented. Sean seconded the motion and it was unanimously approved.

Rob explained the Auditors had made a thorough investigation and said there was not money missing from the Water Company and there might have been a mistake in a spreadsheet in the past. Rob said the Auditors had given the Association a clean bill of health and the Audit Report was available for review.

Ali said she had reached out to John Councilman and he had been out to measure the Bridge but had not yet provided an estimate. Ali said she would reach out to some additional contractors for estimates as it was agreed the work needed to be done.

Ali said an owner had asked why the pond was not a priority as the water level was going down. Sean said the lining of the pond needed to be replaced and lined with a claylike product. The work would be a major project and would not happen in 2023 but could happen in 2024. Sean said a Sub-Committee could be formed to review the project.

Sean explained the permitting for the playground had been seriously delayed. A permit was finally available and the Contractor would start work in the next week and the work should be completed in a month. Signage would be in place and Rob said the insurance company would be advised of any upgrades such as the playground and tennis courts to make sure liability insurance was adequate.

Mike Scarpa of Inside HOA said he had been working with Tom Shepard to make improvements to the App and expected those changes to be ready for the Board to test within a week. Mike explained the App would significantly improve communication and even allow people to book time slots for recreational activities.

Rob said the annual meeting was scheduled for September 9, 2023 at 9 am via Zoom and draft documents had been circulated to the Board. Rob said he would finalize the documents and circulate to the Board for one more review.

At 7:42 pm Kate made a motion to adjourn the meeting. Chris seconded the motion and it was unanimously approved.