

**MINUTES OF THE
McCORMICK RANCH ASSOCIATION OWNERS MEETING
318 ELK AVENUE, CRESTED BUTTE
DECEMBER 17, 2021
VIA ZOOM**

Present:	T.J. Clark	Lot 1
	Anna Gardner	Lot 2
	John Mason	Lot 3
	Scott Nelson	Lot 4
	Kathryn Kissam	Lots 6 and 7
	Rob Harper	Toad Property Management
	Hannes Gehring	Toad Property Management

Hannes Gehring called the meeting to order at 11:05 a.m. and confirmed a quorum. Hannes said notice of the meeting had been mailed on October 31, 2021.

John Mason made a motion to approve the December 17, 2020 minutes. Anna Gardner seconded the motion, and it was unanimously approved.

Hannes said that the 2022 Budget had been circulated prior to the meeting. Rob Harper added that the Association had made the final payment to Taylor Fence for the new gate since the financial report had been produced. John Mason requested to review the bills for the trenching and electrical work for the gate when they were available.

John Mason made a motion to approve the 2022 Budget as presented. Anna Gardner seconded, and the motion was unanimously approved.

Hannes said that Luke Kissam was the sole volunteer for the open position on the Board of Directors.

Kathryn Kissam nominated Luke Kissam to serve on the Board of Directors. John Mason seconded, and the motion was unanimously approved.

Hannes said that the gate project had been completed and thanked John for his help. Rob explained that the Lacy Construction Company was contracted to plow the road, and Toad would shovel out the gate within a couple days of each storm. Rob confirmed that doing so would help protect the sensors against damage from snow plowing. John added that the gate still needed a final electrical inspection, which he hoped would be completed as soon as possible.

Rob said that Toad had installed 80 snow poles on McCormick Ranch Road at the beginning of the season and had recently added 40 more. Rob said that he did not recommend the addition of more poles at this time. Rob explained that there were fewer poles on the south side of the road because workers needed that space to push the snow banks back to prevent encroachment on the road.

John gave a report on behalf of the Board. John explained that the Association had amended the Covenants in 2021 to prohibit Short Term Rentals and institute new requirements for Long Term Rentals.

John said that the Association had historically allowed nonprofits to use McCormick Ranch Road. CB Devo, a nonprofit organization that teaches children mountain biking skills, had been among those organizations. However, the Town of CB had determined that, because CB Devo charged tuition for their program, allowing CB Devo to use the road was a violation of the Covenants. John explained that David Leinsdorf had drafted a revocable license for CB Devo so that they could continue to use the road.

Hannes Gehring said that Toad would send quarterly financial reports to the Board and confirmed Toad would also send the General Ledger for the Board's review.

There was a discussion of the old road on the northern edge of Lot 6 that the Kissams and the Martens family had agreed to open to pedestrian and bike traffic on an experimental basis. It was confirmed that allowing recreational use of the road did not infringe on Bill Lacy's grazing rights and had not impacted the Association's insurance policy premium. Kathryn Kissam explained that it had not yet been determined how long the road would be open for recreational use in the summer, but that it was not open during the winter.

Kathryn said that she would circulate the Town's plans for improvements to the Slate River recreational area adjacent to Lot 6. Kathryn said that she had requested that a natural-looking fence be installed to clearly delineate the line between public access and private property and to protect wildlife and nesting birds. Kathryn said that the Town had agreed to put up signs to help increase awareness.

There was a question about the possibility of the Association connecting to the Town's water system. It was generally agreed that doing so would be costly and could potentially come with additional requirements from the Town.

There was a discussion regarding changing the meeting notice requirements in the Covenants. It was generally agreed that John Mason would propose an Amendment to the Covenants that would clarify notice requirements for different types of meetings and eliminate some of the requirements for sending notice via certified mail.

John said that the bars of the cattle guard between McCormick Ranch and Verzuh Open Space were not set perpendicular to the road, which was not ideal for cyclists. The Town had installed wire mesh over the cattle guard to make it safer for cyclists. It was generally agreed that no further action from the Board was needed at this time.

There was some discussion of Toad's financial reporting for McCormick Ranch. Rob said that Toad's accountant had done a thorough review of the assessment payments at Toad's expense, and had confirmed that the accounting for these payments was accurate.

A Board meeting would immediately follow the annual meeting and all owners were welcome to attend.

At 12:04 p.m., T.J. Clark made a motion to adjourn the meeting. Anna Gardner seconded the motion, and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management