

BASIN MOUNTAIN VILLAGE ASSOCIATION, INC.
Meeting of the Board of Directors
July 23, 2024 – 3:00 PM
Via Zoom

Present: Larry Newman
Jerry Danni
Bianca Bruce
Heidi Lange
Jesse Kajer
Tanya & Bob Dorsett
Adam, Unit 131C
Erin Dicke, Toad Property Management

Larry called the meeting to order at 3:03 p.m. and confirmed the meeting had a quorum.

Jerry made a motion to approve the minutes of the May 28, 2024 meeting. Bianca seconded the motion and it was unanimously approved.

Larry asked for the List of Class A construction materials to be sent to the Board.

Erin said in accordance with the last meeting Article 9 had been researched and information, including a letter from Jacob With, Law of the Rockies, had been circulated to the Board with the Rules and Regulations.

Larry said crushed gravel was being spread by Phase 1 buildings and then the common areas of Phase 2 would be addressed. Erin confirmed work was underway by Keep It Green and then Nash would work on the drain line. Larry said some work had been conducted by Keep It Green behind Building 231 but more work was required. The full scope of work for Phase 2 was not known.

Erin said Buckhorn Ranch had not been notified of any units currently short term renting within Basin Mountain. A quick search of online rental companies suggested 11 or 12 units were available for rent during the year. Larry stressed the need to notify all owners of the requirement to register short term rentals with the Buckhorn Ranch Association, via Toad.

Erin explained Jacob With, Law of the Rockies, had updated Rules & Regulations in accordance with State Law. Jerry made a motion to adopt the Rules & Regulations as presented. Heidi seconded the motion and it was unanimously approved.

Larry said the stain on the garage doors and the black stain facing the sun would require more regular maintenance than other areas, such as the cedar trim. Erin said Toad recommended phasing the work and bids could be provided. Larry suggested Toad monitor and notify the Board when staining needed to occur and provide estimates. Erin agreed to obtain bids from Toad for the clear coat on garage doors and the black stain and attempt to set up a schedule for future phasing of the exterior work.

Larry confirmed the Developer was paying for the additional gravel which was currently underway. Snow plowing of the gravel driveways was a challenge. Larry said quotes had been

requested from United Companies and McDonald Paving. Larry explained both companies wanted to check grading of the driveways and McDonald Paving would be onsite to inspect at the weekend. Approximately \$5,000 per driveway was a rough estimate of the cost for asphalt. Attempts would be made to have the work completed prior to the Winter subject to funding. Larry said a bank loan might be a possibility or a special assessment would be required. Larry said he anticipated the project to include all common areas which incorporated the driveways. Approximately \$100,000 would be required for the work by the Association. Once estimates were available the Board would discuss further and Erin would confirm the approval process for the large expense. Both companies had indicated their availability to complete the work in August or September.

A meeting was scheduled for Tuesday, August 13, 2024 at 3:00 p.m. to discuss asphalt quotes.

Larry said a proposal had been requested from a Landscape Architect and Jerry had been pulling some of the noxious weeds. Concern was expressed about the current lack of maintenance with the irrigation systems, rocks and noxious weeds and various options for future maintenance were suggested. Erin said the Developer had recently added wildflower seeds and mulch. It was generally agreed the landscaping needed to be wild, but maintained, and Larry asked for clarification of what was expected. Irrigation was necessary and the existing irrigation system required attention so that the snow plowing did not cause problems every year. Erin said she would coordinate with the Toad crew and the Developer and get the irrigation repairs made and Heidi stressed the repairs/maintenance would be extensive in some areas. Mowing and trimming options would also be considered. Erin said a meeting onsite would be set up with the Toad crew, Erin and Heidi to review the irrigation.

Concern was expressed that approximately \$3,100 had already been spent on Landscaping from the Budget of \$3,500. Erin explained the unwrapping of the trees had cost approximately \$1,400 instead of the approximate \$875 quoted. Erin said Keep It Green had noticed several dead trees when the trees were unwrapped and Erin would follow up with the Developer regarding warranty on the trees. The Repairs & Maintenance line item was also running close to the Budget of \$2,000. Erin agreed to send invoices to Jerry for review.

At 4:04 p.m. Jerry made a motion to adjourn the meeting. Bianca seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management