

**SADDLE RIDGE RANCH ESTATES
HOMEOWNER ANNUAL MEETING
JANUARY 4, 2024
VIA ZOOM - 9:00 AM**

Present: Tommy Pittenger
Hans Helmerich
Caroline Drummond
Nellie Hester
Ken Moore
Brent Henlin
Jan Stahl
Michelle Marketos
Doug D'Apuzzo
Katie Schofield

Management Company: Kat Loughan, Toad Property Management
Brandon Cvilikas, Toad Property Management

Kat called the meeting to order at 9:07 a.m. and confirmed a quorum.

Hans Helmerich made a motion to approve the minutes of the November 16, 2021 meeting. Nellie Hester seconded the motion and it was unanimously approved.

Kat said concern had been expressed about the irrigation ditch in the past and Toad Property Management had started making frequent inspections of the ditch instead of having multiple entities involved in the checks. The new streamlined process appeared to be working well. Tommy Pittenger said they continued to pull beaver dams but the beavers quickly rebuilt dams and in his opinion the beaver dams continued to cause problems. Tommy said he had reached out to Glacier Lily and Glacier Lily would be willing to work with Saddle Ridge in an attempt to help the water flow through a pipeline. Relocation of the beavers had not been successful. Tommy said he would obtain estimates for the pipeline and report back to the Board.

Kat confirmed Glacier Lily, the Crested Butte Land Trust and Rudy Rozman all had an interest in the water rights and might want to participate in any pipeline planning or cost sharing by Glacier Lily as a significant water right holder. Kat said reserve funds could be used for the pipeline or the Board could decide to levy a special assessment for the project.

Doug D'Apuzzo made a motion to investigate the pipeline project, include neighboring entities in the discussion and notify owners of the information. Tommy Pittenger seconded the motion and it was unanimously approved.

Kat said Toad would reach out to Creekside Angling for a bid for the pipeline as they had performed work in the past. Other companies would also be contacted for comparable bids.

Kat confirmed the 2024 Operating Budget did not contain a dues increase as the Association had a healthy reserve account. Design Review Fees would be invoiced directly to owners with a construction project. Tommy Pittenger confirmed the Water Company was responsible for pond maintenance.

Hans Helmerich said road maintenance needed to be performed on a regular basis in an effort to extend the life of the road. It was agreed crack sealing needed to be performed in 2024. Construction traffic did have an impact on the condition of the road. After discussion Kat said Toad would inspect the road when the snow melted and obtain some pricing for crack sealing and road maintenance.

Kat confirmed the 2024 Budget had been approved by the Board and a copy of the 2024 Budget would be emailed to all owners. The 2024 Budget could be ratified at the meeting. Kat explained the line items in the 2024 Budget.

Brent Henlin made a motion to ratify the 2024 Operating Budget as presented. The motion received a second and was unanimously approved.

Kat explained Board Directors were elected for three year terms and Ken Moore said he was willing to continue on the Board for an additional term. Tommy Pittenger made a motion to appoint Ken Moore to a three year term. Hans Helmerich seconded the motion and it was unanimously approved. Michelle Marketos said her husband, Pete, might be interested in joining the Board. Kat explained Article 4 of the Bylaws did authorize the Board to vote to increase the Board from three to a maximum of five Directors.

Hans Helmerich said the Board would welcome input from owners regarding short term rental regulations. Hans explained there was not currently a problem but it had been suggested that regulations be in place. Kat confirmed the Rules and Regulations stated short term rentals were allowed for up to a maximum of 14 days in no more than 2 – 7 day increments. Up to 10 people were allowed to stay in a short term rental. Long term rentals are permitted. Kat said she could research when that paragraph was added to the Rules and Regulations and ask owners for input.

Tommy Pittenger stressed the need to spray for noxious weeds in common areas as well as having owners spray weeds on their lots. Kat explained there was one contractor, Brad Wigginton, authorized to spray weeds and it was difficult to get on his schedule. No owners on the call were opposed to having their lot sprayed and invoiced for the work. Kat agreed to reach out to Brad Wigginton for an estimate of cost and then reach out to owners to determine who would authorize the work on their lot.

Tommy Pittenger made a motion to contact Brad Wigginton to obtain an estimate of the cost for spraying noxious weeds and sharing that information with owners. Hans Helmerich seconded the motion and it was unanimously approved.

Kat encouraged owners to reach out to her with comments or questions.

At 10:15 a.m. Tommy Pittenger made a motion to adjourn the meeting. Hans Helmerich seconded the motion and it was unanimously approved.