

**SADDLE RIDGE RANCH ESTATES WATER COMPANY
SHAREHOLDER ANNUAL MEETING
MARCH 31, 2025
VIA ZOOM - 10:00 AM**

Present: Tracy Currie
Ken Moore
Brian & Jackie Levine
Brent Hanlin
Michelle Marketos
Fred Brazelton
Tommy Pittenger
Katie Schofield
Ron Edmundson
Marx Bowens

Management Company: Ryan Darby, Toad Property Management
April Pannell, Toad Property Management

Proxy to Tracy Currie: Rachel Donnell
Eric Gowan

Proxy to Fred Brazelton: Robert Sessums

Proxy to Tommy Pittenger: Scott Matzelle
Tobin O'Donell

Proxy to Ken Moore: Hans Helmrich

Ryan called the meeting to order at 10:13 pm and confirmed a quorum for both A and B shares. Notice of the meeting had been sent twelve days prior to the meeting.

Tommy Pittenger made a motion to approve the minutes of the December 14, 2023 meeting. Fred Brazelton seconded the motion and it was unanimously approved.

Tracy Currie explained the State had granted approval of the plans for a Public Water System. Costs had increased and it had been necessary to levy a special assessment. Once the snow melted the final work would be completed and "as built" plans for the Public Water System would be submitted to the State. Tracy explained the Public Water System would serve 39.5 connections and currently 14.5 were in use. Tracy said it was necessary to become a Public Water System once 15 connections or more used the water system.

Ryan explained there were three Board seats available. No additional names were put forward. Tracy Currie, Fred Brazelton and Tommy Pittenger said they would be willing to continue on the Board for one more year. Tommy Pittenger stressed the need for owners to volunteer to join the Board. Fred Brazelton said Tracy Currie had done a lot of work getting the Water Company operating smoothly and

the workload for future Boards would be considerably less. Tracy Currie, Fred Brazelton and Tommy Pittenger were unanimously appointed to the Board for one year terms.

Prior to the meeting David Jelenek sent a Water Report for 2024 and Ryan explained David would be retiring and Kyle and Brian Carney would take over as the water operator during the Summer. Tracy Currie explained there would be additional costs as part of the transition but the exact costs were not known at this time. Brian Levine said he would provide contact information of another water operator who would be qualified to maintain the water system.

Fred Brazelton said costs continued to increase and adjustments had been made to the way some expenses were allocated within the Budget. A dues increase was necessary to meet operating expenses. April Pannell explained the expense line items in the Budget. Tracy Currie explained Toad would be taking over additional tasks, previously performed by Board members, and the Management Fee had increased accordingly. Katie Schofield asked for prior year actuals and a Balance Sheet to be included in future years. April said the information could be sent to all owners after the meeting.

Brian Levine questioned the increase from \$875 to \$1,716 for vacant lots. Brian explained Colorado State statute prohibited such a large increase. Tracy Currie asked that Brian email the information to him and the attorney for the Water Company could review. Brian expressed concern about the increases and special assessments during the past 20 years.

Tracy Currie explained the monthly fees paid to the water operator for regular work, monitoring and managing the Public Water System work. Prior to the meeting Brian Levine had submitted questions and concerns about expenses. Tracy Currie explained two annual software fees were required for the smooth operating of the water system.

Tracy said some owners had not signed a Water Service Agreement to provide easement rights to allow the maintenance of the water lines. Tracy explained work with legal counsel continued to obtain signed agreements for all lots.

April Pannell agreed to email a detailed 2024 Financial Report together with a description of all expense line items to all owners. April encouraged owners to reach out to her with questions. Monthly financial reports could be displayed on the website and that link would be shared with all owners.

Marx Bowens thanked the Board for all the work they had been doing. Fred Brazelton explained the fixed costs of running the water system had been spread across all owners who had access to the water system, not just those currently using water. Brian Levine stressed that in his opinion the change was not fair or reasonable on the owners who were not using the water.

At 11:12 a.m. Tracy Currie made a motion to adjourn the meeting. Tommy Pittenger seconded the motion and it was unanimously approved.