

Buckhorn Ranch
Board of Directors Meeting
December 05, 2006 – 6 p.m.
Guy-Icon Office, 111 Elk Ave., Crested Butte, CO

Meeting was called to order at 6:05 p.m.

Board members present: Grant Bremer (Pres.), Fran Guy (V.P.), Ross Tunkey (Secretary) and Dick Landy.

Absent: Peter Nichols, Janet Wiesner

Grant read minutes from the previous Board meetings:

11/7 meeting: Approved

11/14 meeting: Approved

11/24 work session: Approved

(11/7: closed executive session minutes still need to be reviewed)

Grant Bremer has offer to be Treasurer pro-tem.

Grant has talked with Aleesha (McCormick?) to be hired as association bookkeeper at \$25/hr.

Nikki Hewitt to be accountant.

Next: Discussion of delinquent dues policy:

Dues statements are to continue going out semi-annually

Enforcement to be as per Covenants:

Dues are due within 30 days of billing statement

10% late charge applied on 31st day after billing statement

12% interest charge applied to all late accounts until paid

After 1 year late, foreclosure procedure will commence

Grant made a MOTION to vote on this policy

Fran seconded

MOTION PASSED UNANIMOUSLY

Next: Officer's and Directors insurance:

Valley Insurance; Fran will follow up with them

Next: Idea of a designated on-site maintenance person:

Full-time position not appropriate yet

Grant will keep an eye on things, and will change the light bulbs that are out around the front entrance area

Next: Plowing:

Ross is to contact Mike Higgins for signed contract with Pinnacle (Scott Bogart)

Next: Financial books:

Grant will look into getting both the bookkeeper and the accountant bonded

Next: Which lots are responsible for paying dues?

Grant: the procedure needs to follow the Covenants

Dick: as an area is brought on to the market then they should have to pay dues

Grant: refer to sections 12.3, 12.4 and 12.5 of the Covenants

Dick is to meet with Ross to clarify which lots are to pay \$15 per month and which are to pay \$25 per month

Dick: Tennis court will be completed in the Spring

Lakes are to be filled in the Spring

Softball field to be completed in the Spring

Grant: East River Sanitation District wants to make proposal to Buckhorn regarding access to the treatment plant

Next: Dues:

Grant made MOTION to retract previous motion to raise the dues because 1) dues are to be raised at the beginning of the fiscal year and 2) Dick Landy as developer agrees to pay dues on ALL single-family lots as follows:

\$15/month on lots that are not yet accessed by road based/plowed roads

\$25/month that are accessed by road based/plowed roads

Dues for all M2 and M3 lots are to remain \$15/month

Dues for lots 16 and 17 in M1 are to remain \$25/month

Dues for all other M1 lots to remain \$15/month until their roads are done

Ross is to detail this in the winter letter to members

Grant made MOTION to approve this dues structure

Fran seconded

MOTION PASSED UNANIMOUSLY

Next: Grant write the following checks:

\$50 to Rocky Mountain Trees for blowing the irrigation lines out this fall

\$16 to CB News for Board meeting announcement

\$11 to County for current mail list for all members of Buckhorn association

Next: There is no Board party scheduled

Next: Board needs to VOTE on Grant as Treasurer pro-tem

Fran made MOTION

Ross seconded

MOTION PASSED UNANIMOUSLY

Fran called to adjourn at 8:08 p.m. Ross seconded.

MEETING ADJOURNED

These minutes have been prepared by Ross Tunkey, Secretary.

These minutes have yet to be approved by the Board of Directors.