

Buckhorn Ranch
Board of Directors Meeting
February 06, 2007 – 6 p.m.
Guy-Icon Office, 111 Elk Ave., Crested Butte, CO

Meeting called to order at 6:11 p.m. by Grant Bremer

Board Members present: Grant Bremer (Pres.), Fran Guy (V.P.), Ross Tunkey (Secretary), Janet Wiesner, Peter Nichols, Dick Landy
(All Board Members Present)

First Agenda Item:

Discussion of Financials and Dues – Grant requested we table the subject until next BOD meeting due to not being prepared to discuss at this time, but did mention that the plowing is currently running under-budget.

Peter Bogardus mentioned that he has yet to receive the financial info requested months ago from the BOD.

Asked: How does the BOD know who is current on paying Dues?

Grant mentioned that the 2B QuickBooks as they have been handed over have never been reconciled.

Grant clarified that association expenses shared by 1/2A and 2B are currently split 25% paid by 1/2A and 75% paid by 2B.

Ross handed Grant two association Dues checks from Sheri Moyer (1st Gunnison Title and Escrow) for two lots that have recently sold. Grant to deposit with the rest of the incoming Dues.

Next:

Agenda item discussing modifying language re: Modular Homes in the Protective Covenants:

Dick provided the BOD the following:

- 1) Letter from him re: Intent of the Declarant (Dick)
- 2) Letter from Modular Design Group dated 4/10/2000
- 3) Draft of Ballot to amend Protective Covenants proposed to go out to all Association members for vote
 - a. 75% of vote needed to amend according to Buckhorn rules, BUT Colorado Common Interest Ownership Act (CCIOA) supercedes with a requirement of 67%
 - b. Dick stated that the important point is that all structures meet county code and Buckhorn DRB standards

Open Discussion on modulars:

Pat Wiesner asked “What is wrong with modular homes?”

Grant said he fully believes Dick intention was to allow modular housed in Buckhorn. The DRB is the proper way to administer control of the design criteria.

Michael Weiner said he has seen other associations disallow modular homes and the decision has stood up against petition from the modular industry.

Grant stated the BOD will have to pass the proposed ballot from Dick to BOD attorney David Barton for his review and opinion.

Peter Bogardus recommended putting a choice of vote on the ballot, allowing HOA members to distinguish 1) YES of 2) NO that modular construction should be allowed. That would provide clear and final decision by membership.

Wiener stated that the modular issue is just part of the lawsuit he has filed; his main concern is in regard to process of design review for Stallion Park.

It was clarified that 67% of vote equals 167 votes; Dick currently controls 129.

Next:

Review of documents from Gunnison County Housing Authority re: Stallion Park

Grant said he feels “blind-sided” by the document which states that the HOA is responsible to monitor the qualifications of the owners/renters who occupy Stallion Park. He needs to seek counsel for the BOD/HOA on the matter.

Table the issue for now. It would be in the best interest of the association to have the County monitor the process of qualifying the owners/renters.

Dick said the HOA/BOD needs a sub-committee to work with the County in the qualification process.

Ross and Grant said table the issue until next BOD meeting; the BOD needs time to review these newly disclosed documents.

Next:

Discussion of the light out at the tack room

Grant asked the BOD is there any reason why there should be a light, which the association pays to have service to, out at the tack room.

Fran made MOTION to disconnect the light.

Peter Nichols seconded.

All in favor – MOTION CARRIED.

Next:

Dick Landy spoke of two methods of chip sealing:

3/8 over 3/4 and 3/4 over 3/4

Grant stated that the roads are in no condition for chip sealing.

The question was raised if the roads in 2B would be ready for chip seal after all water taps were put in and the roads settled for a few months.

Consensus seemed to be: No, the roads will need to be reshaped/graded.

Question was raised regarding where are street sign/speed signs discussed at earlier meetings.

Grant suggested wait until plow season is over, and that the Declarant has signage plan SGM.

Other business:

Janet Wiesner asked why 2B dues did not go up as discussed at earlier meeting.

Grant mentioned that Dick now pays dues on ALL of his lots as developer, therefore the association has no need to raise dues right now.

Peter Bogardus mentioned that the developer's real estate sign at the entrance to Buckhorn Ranch does not appear to comply with Protective Covenants 9.6 sign regulation. He requested that the BOD address this matter at the next BOD meeting.

NEXT BOD MEETING SCHEDULED FOR MARCH 6th, same place, same time.

Meeting adjourned at 7:57 p.m.

These minutes have been prepared by Ross Tunkey, Secretary.

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