

Minutes
Buckhorn Ranch Homeowners Association
Annual Meeting – August 12, 2006
Pump Room, Crested Butte, CO

President Mike Higgins called the meeting to order at 1:05 p.m. Officers present were Mike Higgins, Sally Hall (acting Secretary with a Proxy from Janet Wiesner) and Amy Higgins, Treasurer.

Mike stated that the current Board of Directors were:
Dick Landy (1 year remaining),
Janet Wiesner (1 year remaining),
Peter Nichols (2 years remaining).

Minutes of the July 2005 HOA meeting were read and approved with the following corrections: Eric Klemme (spelling) and Olson & Associates. (Wilson & Associates, see 2005 minutes). 2005-2006 actual expenditures and the 2006-2007 Budget for Filing 1 and 2A were presented by Amy Higgins, and were approved by those present. The 2006-2007 Budget for Filing 2B was presented by Dick Landy and was approved by those present.

Next was the election of new Board members. It was moved and seconded that the number of Board members be increased from 5 to 7. Motion was approved.

The following HOA members were elected:
Fran Guy Ben Somrak
Justin Feder Ross Tunkey

Next discussion was Dog Control—owners were encouraged to keep all dogs at home or on a leash. And especially off the runway.

Tap fees—Dick stated that all water lines are being pre-tapped, eliminating need for individual owners to do so. Once this is complete from the developer, individual lot's tap fees will increase by \$1,000; this charge is much cheaper than it would have cost each lot owner to pre-tap the lines individually. The other advantage is that since the lots will be pre-tapped there will be no need to cut up the roads once they are chip sealed next summer. The 2006 water tap fee is now \$8,956.75. Mindy Sturm questioned the costs.

Developer's report

- *There will be a future recreation path
 - *A softball field has been graded and will be completed by the fall
 - *Construction of the tennis courts will be completed this fall.
 - *Cracks in the runway have been repaired and seal-coating has been completed with future plans to paint lines.
 - *Buckhorn Lake is being drained with the plan that the "bubbles" will disappear. The second lake will be lined and both lakes will be stocked with fish at a later date.
 - *Entry way has been improved with moss rock boulders, fencing and irrigation system.
- Amy Higgins and Jerelyn Gott volunteered to work on the landscaping..
- *Discussion of gas, electric and cable service. Cable will not be installed by the developer.
 - *Questions from the members regarding repair of roads. Dick will look into repairs.
 - *Water tank is up and running.
 - *Questions from the members about rocks and vehicles on the runway. Suggestion to form a committee to deal with runway issues. (Eric Klemme).

Stallion Park

Many questions from the floor regarding the affordable housing units and the procedures followed for approval by the County and the Design Review Board, (DRB). Dick Landy and Justin Feder have worked with the County and Melanie Rees so as to be approved by the County. Much time was spent with debate and disagreement as to whether Justin and Dick were qualified

to approve these plans for the DRB. Dick agreed that the full DRB did not approve the project even though a letter was sent to the county claiming that the project was approved. Various members expressed opinions as to the acceptability of the buildings

Dick stated that modular parts of the construction units will now be parked on vacant runway lots (rather than the runway. Letter from Marc J. Solari requested this removal.)

Dick stated that some units may be rented if they are not sold.

It was suggested by Sam Walsh that any member of the DRB remove themselves from any decision making processes involving his own personal projects.

David Baxter requested that design review guidelines verbiage on p. 9 (DRB guidelines) be amended to read as follows:

Ratio of setback from runway: From the center line of the runway, there will be no structure from that point, laterally for 125 feet. From that point, (at the runway elevation), for every one foot in height, one must setback 5 (five) feet, in other words, a 5 to 1 ratio. This setback disregards contour of land. In any event there will not be any structure located closer than 195 feet from the centerline of the runway.

New business:

Speed limit—25 mph

Roads and speed bumps were discussed.

Meeting adjourned at 3:45. P.M

Board of Directors meeting immediately following the general meeting

Grant Bremer was named president for 2006-2007.

The following were appointed to the Arch Cont Committee

Ben Somrak

Fran Guy

Sam Walsh

Eric Klemme

Mike Higgins