

Meeting Minutes – Buckhorn Ranch Association Board of Directors Meeting – Feb 6, 2010

Prepared by Channing Boucher

6 PM – Meeting Called to Order by Ben Somrak

Roll Call: Ben Somrak, Channing Boucher and Luke Korkowski present
Trevor Maltby, not present

1st Item – Met With Attorney Luke Korkowski of Crested Butte to discuss a variety of issues at Buckhorn Ranch.

Specifically, the following items were discussed:

1. Delinquent HOA dues and how to best proceed in collecting from HOA members.
2. Loss of voting privileges if a HOA member is not in “good standing” with the HOA
3. Liability of the airstrip and the lack of a fence or signage warning the Public of the danger of trespassing on the runway (private property). Solutions were discussed but it was determined that the Developer – Dick Landy needed to address this issue. It was also discussed that this issue would be brought to the County’s attention at the next Developer Improvement Agreement (DIA) meeting with Gunnison County.

Channing asked Luke if he could assist the BOD and Wendy Chattam with collections. Luke agreed that his office could assist by preparing a letter to HOA members that have not paid their dues.

2nd Item: BOD and Luke then discussed the BOD’s preparation for the upcoming DIA status meeting with Gunnison County.

Items discussed included the condition of the roads at BR, the lack of chip seal treatment on N. Avion Drive, necessary road repairs to the chip seal that was installed in 2009, the baseball field and access to and from plus drainage concerns, the ponds, and the tennis courts – access to and from.

The BOD formulated it’s position on these items and gave Luke direction in preparation of the next meeting with the County.

3rd Item – The Irrigation Ditches. Continued from the January 2010 Meeting of the BOD. Blayne St. James, owner of various lots in the M2 – Brookside filing told the BOD via email/telephone that he believes water from Lacy’s ditches is escaping the closed head gates causing water to move in and around his house(s) that are under construction on White Stallion Circle.

Ben Somrak told the BOD that he discussed the issue with Blayne, the Design Review Board and Bill Lacy (Owner of Ditches). Ben reported that a solution was pending and that all parties were acting in good faith.

7:30 PM – Meeting was adjourned.