

## **Meeting Minutes – Buckhorn Ranch Association Board of Directors Meeting – January 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

1<sup>st</sup> Item – Met With Attorney Luke Korkowski of Crested Butte to discuss and secure legal representation for the Buckhorn HOA.

Secured Luke Korkowski as the HOA's attorney by BOD decision. Ben Somrak executed a Legal Services Agreement with Luke and the BOD authorized a \$1000.00 deposit to be paid to Korkowski.

Luke's Scope of Services includes but is not limited to the following:

1. Secure Settlement Agreement money and parcel
2. Help manage Buckhorn Ranch HOA's CCIOA compliance
3. Help Buckhorn HOA and monitor the Developer Improvement Agreement (DIA) improvements and action items.

Luke then gave us the following information and advice:

1. Make sure the BOD has up to date Directors and Officers Liability Insurance
2. Secure the HOA's liability insurance if not done already.
3. Luke will review the CCR's of Buckhorn and all other HOA documents.
4. Advice on enforcing HOA dues collections.
5. Make sure the Design Review Board of Buckhorn and it's officers are performing their jobs correctly and that deposits and managed and design guidelines are followed.

2<sup>nd</sup> Item – Appointment of the 2010 Officers for DRB – Design Review Board of Buckhorn. Ben Somrak made a motion to appoint the following persons and Channing Boucher seconded the motion:

1. Sam Walsh, President
2. Fran Guy, VP/Treasurer
3. Trevor Maltby and Ben Somrak, Board Members

3<sup>rd</sup> Item – Lacy's Ditches. 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 headgates and jumping the ditches causing water to move in and around his house(s) that are under construction on White Stallion Circle. This issue was discussed. Ben S. told the BOD he would instruct the Design Review Board of the issue so they are able to convey this information properly.

4<sup>th</sup> Item – New Business: Wendy Chattam, the Association's book keeper presented the BOD an invoice of \$831.50 for her services. Ben Somrak made a motion to approve payment on this invoice. Channing seconded the motion.

7:40 PM – Meeting was adjourned.