

**WILDHORSE AT PROSPECT ASSOCIATION, INC.  
ANNUAL HOMEOWNERS MEETING  
MINUTES FROM JULY 30, 2014  
CHATEAUX CLUBHOUSE, MT. CRESTED BUTTE**

**Call to Order**

Chris Cappy, President, called the meeting to order at 9:05 am. Chris Cappy welcomed everyone to the meeting and said the Agenda would be in a slightly different format to allow Nel Curtis of Rocky Mountain Trees & Landscaping and Grant Bennett of Wildhorse Homes to make short presentations at the end of the meeting.

**Proof of Notice**

Proof of Notice was mailed and emailed to owners on June 26, 2014.

**Owners Present in Person**

Betty Baumgartner	15 Wildhorse Trail
Martin and Lisa Imbler	19 Wildhorse Trail
Suzana Gordon	21 Wildhorse Trail
Paul Kirincic	25 Wildhorse Trail
Mike Kelly	27 Wildhorse Trail
Chris Cappy	29 Wildhorse Trail
Matt Boisen and Wita Wojtkowski	31 Wildhorse Trail
Lisa Leander (agent representing owner)	33 Wildhorse Trail
Terry & Donna Ewing	35 Wildhorse Trail
Jim Wickham	42 Wildhorse Trail
Bill Piske	4 Appaloosa Trail
George Parkman	28 Appaloosa Trail
Terry & Donna Ewing	30 Appaloosa Trail
Robert Erbrick	5 Stetson Drive

**Owners By Telephone**

Kristin Stroud	24 Appaloosa Trail
Doug Allen	41 Wildhorse Trail

**Proxy to Chris Cappy**

Al Simpson	17 Wildhorse Trail
Scott McPherson	23 Wildhorse Trail

**Proxy to Terry Ewing**

Mike & Terri Madison	39 Wildhorse Trail
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**Proxy to Jim Wickham**

Beth Lenke	27 Appaloosa Trail
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## **Management Company Present**

Gordon and Angela Reeves

Toad Property Management, Inc.

## **Guests**

Nel Curtiss

Rocky Mountain Trees & Landscaping

Grant Bennett and Crockett Farnell

Wildhorse Homes

Lisa Imbler made a motion to approve the July 31, 2014 minutes. Wita Wojtkowski seconded the motion and it was unanimously approved.

Angela Reeves said one unit had sold since the last annual meeting and three units were presently under contract with 6 additional units listed for sale. Angela explained two of the six units for sale were presently under construction by Wildhorse Homes.

Angela Reeves said June had once again been very dry and the July rain was helping areas in Wildhorse which presently had no irrigation. Angela said landscaping and irrigation would be discussed in detail later in the meeting as Nel Curtiss of Rocky Mountain Trees & Landscaping would make a presentation.

Angela Reeves said Terry Ewing was correct at the 2013 meeting when he said several significant claims would push the renewal rate of the insurance up. A switch was made to a different insurance company to obtain a better rate and the current premium is \$42,000 instead of \$30,540 for the previous year. Angela explained the Board had looked at prices for owners to insure their homes individually and decided to continue with the association group policy for another year. Angela said owners residing year round in their homes could obtain preferable rates. However, second homeowners would pay significantly more if they were not part of the group policy. Angela explained some funds from the Haselden settlement had been used to add insulation to the attics and added glycol to the fire suppression systems. Angela said this had been successful as no claims for burst pipes had been made since the work was completed. Terry Ewing and Chris Cappy explained individual insurance policies may result in problems for the association as the association was responsible for roofs although the association was no longer responsible for exterior maintenance, except for staining. Chris explained some roof damage had been identified during the winter and the association would have the shingles inspected and repairs made as necessary as the roof was considered an association responsibility.

Angela Reeves moved onto the financial report. Angela said two units were presently in arrears and one of those units was under contract. Angela said she was in contact with the owner of both units and they were making payments. Angela said snow removal was \$7,000 over budget with snow removal expenses twice as high as the previous year and twice as much snow reported by the ski area. Angela said legal was under budget and most expenses had been about a landscaping/clean up deposit paid by the original developer and held by the Town. Also the association had obtained legal advice regarding the Prospect litigation and both subjects would be discussed later in the meeting as the Board had updates. Fire Safety Monitoring was over budget as each year additional annual checks were required. Internet and phone were running close to budget and satellite TV above budget due to increases from Dish. By the end of the financial year it was expected to finish either on budget or slightly under. The draft 2014/15 budget kept dues at the same level and expenses similar to the existing year and reflecting some actual expenses. Angela said there was currently \$110,000 in the reserve account.

Matt Boisen asked what was included in the Fire Safety Monitoring. Angela explained all Wildhorse homes had alarm systems linked to HVM Security in Crested Butte and Superior Alarm in Montrose. If a cold temperature or moisture problem was identified by the alarm system in the home Superior Alarm called Toad and they either responded or directed individual property managers to respond. It was suggested owners should have their furnace serviced by a plumber at least once a year and preferably in the Fall.

Doug Allen said he had not had the best experience with Internet Colorado and said they were very slow in responding and after three weeks they had still not arrived. Chris Cappy said the service had improved over the past couple of years and Internet Colorado was generally quick to respond. Chris Cappy said Wildhorse had been approached by a provider who offered very high speed internet. However, they did not bundle services and only provided internet. Chris said internet, phone and TV service were frequently reviewed by the Board .

George Parkman said the front entrance sign was looking good. Concern was expressed that somebody continued to remove light bulbs or turn the entrance sign lights off. Gordon Reeves said he and Chris Cappy had reviewed some options for different lighting styles to avoid neighbors complaining of light shining into their homes. Gordon said the fixtures were expensive and the Board would discuss in the future.

George Parkman said jets in the gas fireplaces should be cleaned every couple of years and recommended Hearth & Sol who had worked on his gas fireplace.

George asked if any decision had been made about clearing weeds away from the 2 foot wide rock areas adjacent to the perimeter to the homes. George asked the Board to consider including this in the landscaping maintenance.

Terry Ewing made a motion to approve the draft 2014/15 budget. Marty Imbler seconded the motion and it was unanimously approved.

Angela Reeves explained Jim Wickham and Chris Cappy were both willing to run for re-election for two year terms and there was one additional vacancy for a two year term. Robert Erbrick volunteered to join the Board. After a very short discussion Matt Boisen made a motion to appoint Jim Wickham, Chris Cappy and Robert Erbrick to the Board for two year terms. Marty Imbler seconded the motion and it was unanimously approved. Chris Cappy said a new owner, due to close in October, on the purchase of a Wildhorse unit had expressed interest in joining the Board in the future.

Chris Cappy introduced Nel Curtiss of Rocky Mountain Trees & Landscaping and explained Nel had been hired by the association to review the current landscaping and propose changes. Nel had obtained copies of the original landscape plan and also had soil samples tested. Nel explained the results from the soil tests confirmed there was adequate top soil to support native plants with continued annual application of fertilizers and removal of noxious weeds. Nel said the plan was to plant a selection of native plants and trees which would thrive well with irrigation and Tyler of Spring Creek Landscaping Company had prepared a plan to install irrigation on the islands and the sign as the initial phase. Nel explained landscaping in Crested Butte was difficult and immediate results were not possible. Gordon Reeves said some of the original trees had been placed in snow storage areas or just failed to survive and the Board had recently asked Toad to remove some of the dead trees. Those trees had been

removed and there were other trees, marked with green tape, which the Board wanted to give more time to in the hope they would recover.

Nel said the work would start on the islands and the sign first and the second phase would be plantings between the units. Nel explained they would install plants requiring low maintenance, drought tolerant and plants in keeping with the wild theme. When Spring Creek Landscaping installed the overhead spraying at the islands and the sign it would be necessary to disturb the soil and those areas should be planted quickly before noxious weeds moved in. For the first one to three years the plantings would require continued maintenance and might require a drip system as well as the overhead spray.

Chris Cappy said there were three basic questions regarding the landscaping for Wildhorse:

1. How much can we afford
2. When would we do the work
3. Who pays

Chris said the areas immediately around the homes were generally looking good with some owners doing additional landscaping close to the home. Chris said the association was focusing on eight areas which included the sign and the islands and the area being called the peninsula, areas which were all very visible to everybody entering Wildhorse and areas which would provide the best return for money spent. Spring Creek Landscaping had prepared a proposal to install irrigation in those areas at a cost of approximately \$27,000 and the Board would be reviewing the proposal and options.

Chris Cappy said the Town of Mt. Crested Butte was holding a \$280,000 clean-up deposit from the original Wildhorse developer, Eagle Resorts, and there were several entities, including the Wildhorse association, requesting release of the funds. Chris said the association was working with Wildhorse Homes and the Town to attempt to secure the release of those funds. However, this was still a work in progress and release of the funds may not happen for six to nine months. Chris said the association also had the reserve funds which could be used to fund some of the work or a dues increase could be another option. Lisa Imbler asked if anything would prevent the association from proceeding with the work, funded by the owners, while the association continued to work with the Town for a distribution of the clean-up funds. Matt Boisen explained the Town recommended Wildhorse leave the present landscaping as it is until the matter is settled as improving the landscaping could reduce the chances of Wildhorse securing the money or some of the money from the clean-up. Marty Imbler said the Town funds will not ever apply to the islands so the work could be started on the islands as Phase 1 and the Town funds, if they were ever received, could be used on the areas between the homes. Gordon Reeves explained there were very few noxious weeds at Wildhorse as Toad regularly pulled the weeds during the season. Without that frequent attention the noxious weeds would spread quickly and take over the area. Lisa Imbler asked if a list of noxious weeds could be circulated so owners would know what to look for.

Mike Kelley said plants and trees were very slow growing in Crested Butte and recommended starting on this sooner, not later. Mike suggested the association consider a way of financing the work now. Marty Imbler said the Board had been talking about different options. He said the total for irrigation and plants for the islands would be approximately \$45,000. Assuming there was no funding from the Town or funds taken from the reserve account there would be a special assessment of \$1,500 per unit and asked owners for their opinion. Those at the meeting and on the phone were unanimous in their support of a special assessment to move forward with the landscaping upgrades. Donna Ewing

suggested \$2,000 per unit as money would be required for ongoing maintenance of the new work. Chris Cappy said the Board would continue to review the proposals and said Wildhorse Homes had suggested cost sharing on the landscaping of the common areas.

Chris Cappy introduced Grant Bennett and Crockett Farnell. Grant and Crockett explained Wildhorse Homes was presently constructing two homes on two of the unfinished foundations and those homes would be priced in the range of \$410 - \$420 per square foot with a completion date in early 2015. Crockett said they were attempting to contain construction materials on the site and to keep the fencing in good repair. Crockett said they were constructing the homes using the lessons and knowledge learned from the original development and were constructing to a high standard. Subject to the success of the first two homes Wildhorse Homes had an option to purchase the remaining unfinished foundations and the vacant lots. Grant explained the two homes were very similar on the exterior and some changes had been made on the floor plan inside the homes. Wildhorse Homes had signed a Memorandum of Understanding with the association and were trying to lay the foundation for 25 homes but it would take time as they wanted to test the current market. Grant said they had some suggestions regarding metal balusters to meet the modern palette and different stain colors and would like the association to consider those options in the future. Grant distributed a logo and said they were presently focusing on a brand to promote their limited collection of luxury homes. Grant said they wanted to work with the association for new signage, street signs and landscaping.

Terry Ewing stressed a major concern to the immediate neighbors was the unfinished foundations. Grant explained Wildhorse Homes were considering options regarding the duplex foundation and no decision had yet been made regarding the building of the duplex or changing to a single family home. Grant said the duplex foundation was currently being used for construction storage. Grant said they would be reviewing options during the winter once they could assess the response in the market from the two new homes.

Matt Boisen said the Board had a conference call with an attorney who was representing some Prospect owners who were suing the ski area, as developer of Prospect, regarding the installation and funding of the infrastructure. Matt explained there were six very complicated lawsuits in progress and any court date could still be a year away. Angela Reeves explained the six lawsuits related to private action taken by individual owners and there were additional lawsuits involving the Reserve Metropolitan District No. 1 and No. 2, the ski area, the Town of Mt. Crested Butte and Gunnison County regarding the high taxes in Prospect. Angela said depositions were being taken and some of the lawsuits might be in court as early as January. Grant Bennett said the lawsuits had the attention of Districts and their attorneys throughout the State as the mill levy issues were of serious concern to all Districts within the State and could impact how Districts could operate in the future.

Lisa Imbler invited owners to 19 Wildhorse at 5:30 pm for the annual Wildhorse Appetizer Party.

Terry Ewing thanked the Board for all their hard work.

The meeting adjourned at 11:30 am. Jim Wickham declined to serve further on the Board at the meetings conclusion.

Toad Property Management, Inc.

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Approved by Chris Cappy  
President of Wildhorse at Prospect Association, Inc.