

**WILDHORSE AT PROSPECT ASSOCIATION, INC.  
ANNUAL HOMEOWNERS MEETING  
MINUTES FROM AUGUST 2, 2024  
CENTER FOR THE ARTS MEETING ROOM  
CRESTED BUTTE**

**Call to Order**

Matt Boisen, welcomed everyone to the Wildhorse annual meeting and called the meeting to order at 9:01 a.m.

**Proof of Notice**

Proof of Notice was mailed to owners on July 18, 2024. Rob Harper confirmed there was a quorum.

**Minutes of Prior Meeting**

Werner Baumgarten made a motion to approve the minutes of the July 31, 2023 meeting. Brian Pugh seconded the motion and it was unanimously approved. Rob Harper explained minutes for all Wildhorse meetings were on the Toad website: [www.toadpropertymanagement.com](http://www.toadpropertymanagement.com).

**Attendance**

Scott & Yvonne Sutton	27 Appaloosa Road
Shelby & Beth Carter	26 Appaloosa Road
Jana Wickham Paul	42 Wildhorse Trail
Tracy Boyer	39 Wildhorse Trail
Dorothee Heisenberg	5 Stetson Drive
Werner & Betty Baumgartner	15 Wildhorse Trail
Patty Bartell	41 Wildhorse Trail
Bob Bere	11 Stetson Drive
Marcy & Dick Long	9 Stetson Drive
Mike Kelley	27 Wildhorse Trail
Brian & Allie Pugh	35 Wildhorse Trail
Bruce Kelley & Claudia Helguero	20 Appaloosa Road
Steve & Laura Holdych	14 Appaloosa Road
Eric Burns	19 Wildhorse Trail
Matt Boisen	31 Wildhorse Trail
John Low	33 Wildhorse Trail
Chris Cappy	29 Wildhorse Trail
Jamie Lange	4 Appaloosa Road

**Via Zoom:**

Jody Zatorski	29 Appaloosa Road
Carol Williams (Parkman)	28 Appaloosa Road
Chris Petersen	30 Appaloosa Road

**Proxy to Matt Boisen**

Eric Facy

40 Wildhorse Trail

**Management Company Present**

Rob Harper

Toad Property Management

**Others Present**

Alisa Corey

Mountain West Insurance Agency

Trip, Randy and Rusty

Xstream Internet

Rob Harper said Joe Robinson had left Toad and Rob was once again managing the Association on a day-to-day basis. Rob explained extensive repairs had been made to the irrigation system and said the Association was generally in great shape. Rob confirmed 12 Wildhorse had been completed and recently sold. There had been three additional sales during the past year.

Rob said a mistake had been made in the 2024 billing and the dues increase, approved at the last meeting, had not been invoiced. Invoices had recently been sent to all owners for that difference.

Rob explained the Board had approved a Budget and a copy had been included in the annual meeting packet.

The Board members introduced themselves. Claudia Helguero explained the Budget cycle and said actual expenses versus budget for the prior year would be clearly displayed in the future. Claudia said snow removal was 34% of the Budget and an essential expense but difficult to predict how much would be needed for the upcoming Winter. Some associations had seen significant increases in insurance premiums and the Board and Toad would continue to monitor. Rob Harper explained Alisa Corey of Mountain West Insurance had been invited to the meeting to explain the issues the insurance agents were currently facing.

Claudia Helguero explained the Board carefully reviewed expenses and encouraged owners to reach out to the Board with questions.

Rob Harper said the 2024/2025 Budget included funds for the Reserve Account. In large snow years those funds would be available to cover snow removal expenses in excess of budget or in the light snow years those funds would remain in the Reserve Account for future expenses. Rob explained the intention was to avoid or reduce the need for special assessments. Reserve funds were also held in a Merrill Lynch account.

Claudia Helguero explained the dues would be \$2,500 per unit, per quarter and not the higher amount previously approved by the Board. Chris Petersen asked that 2023/2024 actual expenses be sent to all owners after the end of the fiscal year (September 30<sup>th</sup>).

Werner Baumgarten made a motion to ratify the 2024/2025 Budget with dues of \$2,500 per unit, per quarter. Bruce Kelley seconded the motion and the Budget was unanimously approved. The revised Budget would be circulated to all owners.

John Low encouraged homeowners to volunteer for the Board. Owners could submit a short biography expressing their interest in joining the Board as seats became available.

Rob Harper said Chris Cappy, Claudia Helguero and Allie Pugh were all willing to continue on the Board for additional two year terms. No other owners volunteered to join the Board. Jaime Lange made a motion to appoint Chris Cappy, Claudia Helguero and Allie Pugh for additional two year terms. Steve Holdych seconded the motion and it was unanimously approved. Claudia encouraged owners to volunteer for Committees if they were not willing to join the Board but wanted to help.

Allie Pugh thanked owners for helping to plant the flower beds at the entryway.

Alisa Corey explained the insurance environment had been difficult during the past couple of years. Alisa said some companies had pulled out of the homeowner association market and the existing Wildhorse insurance company would not be renewing the policy due to the cedar shake roofs. Alisa explained CAU, a company used by Wildhorse in the past, would be willing to once again insure the Association. The danger of wildfires was a major concern for all insurance carriers and cedar shake roofs did increase that concern. Rob Harper confirmed efforts were being made to find the best rate and coverage for the Association. Cedar shake roofs would be discussed later in the meeting.

Matt Boisen said the staining of the homes would be coordinated by the Association in 2025. Owners would pay for the work via a special assessment and receive the benefits of a bulk rate. Matt explained one owner had recently had their house stained for approximately \$22,000 and the work took two weeks. Matt said there might be savings and the work would be quicker if all 30 homes were stained with the same product. Matt said he had researched products which would be compatible with the oil based product currently on the homes. A product costing \$130 per gallon (approximately three times the cost of the prior product) was available and Matt had tested the product on samples and would be using the stain on his house (sun baked side and shady side) to determine the products suitability.

Matt explained the six newer homes had been stained with a water based product but the earlier homes, stained with an oil based product, could not switch to a water based product.

Chris Cappy and Allie Pugh said they met with the Forest Service to discuss fire danger. Chris explained a metal roof would reduce the fire risk for Wildhorse by 90% if the cedar shake roofs were replaced with metal roofing. Owners could contract with a preferred roofing contractor to change their roof to metal. Chris explained Axtel Mountain did have capacity to roof up to six homes in Wildhorse during 2024 and other homes could be scheduled for 2025. Chris said the Board would continue to research potential providers as those participating in the meeting generally agreed the work needed to be considered.

Allie Pugh said the West Region Wildfire Council had inspected her home and identified areas of wildfire concern and produced a report. Allie agreed to circulate the report to owners. If owners changed locks to their home Toad needed to have a copy of the new key and also make sure the key in the Knox box (used by the fire department) was current. Claudia asked Toad to check if the keys held by Toad were all current.

Chris Cappy explained a new Wildhorse website had been prepared and Chris encouraged owners to review the website. An owner directory was available on the website and interested owners needed to provide contact information to him in the next few days.

Allie Pugh said the New Owner Information Packet had been updated over the past few years. A copy had been sent out to all owners via email and printed copies were available at the meeting. Allie explained the information contained in the document and highlighted the expenses covered by the Association dues.

Claudia Helguero explained television service via the Association's television account provided 240 channels. The cost to the Association was approximately \$54 per month and that cost would be \$110 per month if not part of the bulk Association account. A survey of owners would be conducted to find out if the television service would continue to be included in the Association dues.

Matt Boisen explained owners were responsible for the cost of additional services provided by Toad. Additional landscaping, irrigation or snow removal would be charged to the unit owner making the request.

Chris Cappy said Elite Property Management required a new home for the snow removal equipment. Owners would receive payment for putting the Bobcat in one bay of the garage for six months.

Chris Cappy said there were no plans to build additional homes in Wildhorse in 2025. More information regarding future construction was available if owners wanted to discuss it.

Chris said he had been researching reliable internet options for the past 18 months. Chris explained Xtream Internet would be making a short presentation. Matt thanked Chris for the considerable amount of time he had spent researching internet options. Xtream Internet made a presentation of the service available to owners in the Gunnison Valley. A back up service with Spectrum was also available and the Board would continue to monitor and decide if the backup could be cancelled in the future. The cost from Spectrum each month was minimal. Xtream Internet said the new service was the same price as the existing service but Xtream provided double the bandwidth.

Owners could opt into a VOIP service with Xtream Internet for a small cost so landlines would also be available.

Xtream Internet said they would set everything up in the bunkhouse and access would be required to each home to make the final setup. The work would happen after Labor Day when the area was less busy.

Once service was set up and switched over to Xtream Internet their local team would troubleshoot any issues and owners were encouraged to contact Xtream directly.

The next meeting was scheduled for August 1, 2025 at 9 a.m. (MT).

Matt Boisen thanked the Board for their work and encouraged owners to join the Board in the future. The social event would start at 4 p.m. in Wildhorse.

At 11:00 a.m. Jaime Lange made a motion to adjourn the meeting. Mike Kelley seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management

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Approved by Matt Boisen  
President of Wildhorse at Prospect Association, Inc.

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