

# Horse River Ranch Homeowners Association

## Board of Directors Meeting Minutes

June 11<sup>th</sup>, 2024

The Board Meeting was opened by Bill Gavenas of Crested Yeti Property Management at 12:02 pm MT. This meeting was held via ZOOM.

**Bill Gavenas** asked for a roll call of membership present:

Bryan Tutor (BT) – Board President  
Jason Mills (JM) – Board member  
Jerry Burgess (JB) – Board member  
Stephen Mabry (SM) – Board member  
Bill Gavenas (BG) – Crested Yeti Property Manager

Quorum was established.

### **Proof of Notice for Meeting**

- Bill Gavenas stated that the notice and agenda for the meeting was sent out on May 15<sup>th</sup>, 2024. The meeting was properly noticed.

### **Property Managers Report**

BG reviewed the monthly reporting packages to board members and updated on the state of insurance that is on the rise nationally. Question about the ownership/maintenance of the bridge. Is this a property owner or HOA?

Gate 2 is not functioning properly. Kaylor Fencing is preparing a proposal for fixing/replacing parts of the system.

### **New Business**

#### **Current 2024 financial status and budget setting**

- All dues have been paid. Financially HOA is strong. JM to send BG the agreed upon budget for 2024 to get into system at Crested Yeti.
  - Operating Account balance: \$70460.93
  - Reserve Account balance: \$16456.49

#### **Planned projects or other business**

- Hay cutting 2023 payments should be done soon. Still with James Talbot. BG to set up a meeting with Steve Crittendon after hay season, (September) to reassess land and lots involved moving forward. Also to check on the conditions of the irrigation.
- BG is working with the mowing company to obtain COI and info for payment.
- Discussion on road maintenance. Bryan to do weed spraying on all roads this summer.

- May be time for mag chloride treatment. Before doing so, JB is getting a quote for Overlook trail to smooth out the washboards. Maybe have the same company do all roads.

### **Animal nuisance complaint(s)**

- A letter was delivered to Lot 9 Owner regarding the roaming of horses. Since this has been sent, no further incidents have occurred.
- Has been increased activity of guests/non-homeowners using the property with unleashed dogs and/or horse riding.

**MOTION 1:** BT made the motion to have CY inform all homeowners regarding the acceptable behavior of guests/friends using the common property and animals. This was seconded by SM.

**Unanimously approved.**

### **Insurance update**

- Insurance for the property has not increased too much as the national average. Rates have been set for the next calendar year at \$1919.

### **General membership meeting preparation**

- The general membership meeting has been scheduled for 1 October 2024 at 18.00. BG will send out a "Save the Date" to all homeowners and arrange the logistics for an in-person meeting. (Gunnison library or Western location TBD).
- One of the agenda items will be the needed continuation of all of the committees that have been working. Will review with the general membership at the meeting to decide which will continue.

### **Ways of working between board and CrestedYeti**

- BG and the board will communicate via email with all board members included. This will ensure transparency and information sharing by all.

### **Other actions**

**ITEM 1:** After getting Gate 2 repaired, there should be separate codes for third parties (delivery and emergency services) and residents.

**ITEM 2:** Lot 3 is rectifying the fence installation to comply with the easement requirements after conferring with the design committee.

**ITEM 3:** BG to investigate the dues owed by the lots sold this year that may have been part of ownerships that had been dues free. Lot A-4 in particular owes 7/12 dues this year.

**ITEM 4:** BG to work with James Talbot on getting the 2023 hay payments out ASAP.

**No other new business was brought forward.**

## **Adjournment of Meeting**

- BT made a motion to adjourn the meeting.
- Seconded by JB

**Unanimously approved**

Meeting closed at 12:58 PM MST