

Horse River Ranch Homeowners Association

General Membership Meeting Minutes

October 1st, 2024

The General Membership Meeting was opened by Bill Gavenas of Crested Yeti Property Management at 6:03 pm MT. This meeting was held physically at the University Center Board Room, at Western Colorado University, Gunnison CO 81230 and via ZOOM.

Bill Gavenas asked for a roll call of membership present:

See **Appendix 1** for attendance. 19 of 30 members/lots were present/represented at the meeting. Quorum was established.

Proof of Notice for Meeting

- Bill Gavenas stated that the notice and agenda for the meeting was sent out on September 6th, 2024, via email, calendar invite and physical post. An information email with the proposed budget was also shared prior to the meeting. The meeting was properly noticed.

Manager's Report

- BG/Crested Yeti gave a recap of the projects and activities during the last fiscal year:
 - Crested Yeti took over the management of HRR in January 2024.
 - Gate #2 has been a bit troublesome this past year. A new battery was installed, but now the connection to the keypad and auto opener is compromised and needs replacing.

New Business

Hay update

- Payments for 2022 were made earlier in 2024 a bit behind normal distributions. Hay cutting payments for 2023 were calculated and are with S. Crittendon for payment in September. The board will meet with S. Crittendon in the fall to reassess the hay situation going forward as conditions have changed and a new contract is needed.
 - **Action:** BG/CY to distribute the list of lots and hay cutting percentages to all homeowners.

Presentation & Member vote on the 2025 budget

- Bill Gavenas from Crested Yeti presented the budget approved by the BoD on September 24th, 2024.
- Items to note are insurance in general but no real impact on overall operating expenses at this time. Dues for the 2025 fiscal year will be **\$1200.00/yr./lot.**, payable 1 January 2025.

MOTION 1: Randy Ewing made the motion to accept the budget as presented for the 2024/2025 fiscal year. Seconded by Bryan Tutor.

See Appendix 1 for quorum and actual votes on this motion. The motion was approved: 19 for, 0 against.

Easements

- This topic was introduced and led by Randy Ewing.
- There is uncertainty of the overall current easements on the Ohio creek properties both in terms of accessibility and liability of the HOA.
- There are also 3 ponds on the overall tract that are also covered by easements. These are on lots currently owned by Randy Ewing, Parker Wiggin and Bryan Tutor.
- Discussion ensued on road easements, and recreational liability specifically in terms of new Colorado legislation / CO 24-058.
- Specific focus should be made to understand this topic and be sure the HOA and homeowners are made aware.

MOTION 2: Bryan Tutor made the motion to form a working group (committee) led by Jason Mills on the board, to review all of the easements, insurance, liability etc. and report back to the general membership. Seconded by James Talbot.

Unanimously approved by all.

Fencing

- This topic was introduced and led by James Cillessen
- The fencing lines, in particular those wooden ones bordering the overall tract towards the roads are starting to look a bit work and need repair and staining.
- It is the responsibility of the lot owner to maintain the fencing on their respective properties
- What remedy does the HOA have to force the homeowners to comply and/or complete the repair and maintenance itself and charge the lot owner for the work.

MOTION 3: James Cillessen made the motion to have Crested Yeti, along with the HOA attorney, review the bylaws and covenants and implement the necessary communications to get the fencing repaired. Seconded by Steve Mabry.

Unanimously approved by all.

HOA Committees – Review and disband

- This topic was led by Bryan Tutor.
- There are several committees formed over the years to help run the HOA that are not active, productive or needed.
- The board informed the membership that all committees can be disbanded as most are overtaken by the property manager except for the Design Review Committee, which is mandated by the bylaws
- Working groups will be formed for specific topics going forward, led by a board member, like for easements/liability review.

Care and management of thistles

- This topic was discussed and thought that the management of the thistles on empty lots and along roads should be addressed.

- The board will include this topic in the meeting with Steve Crittendon and the overall management of the tract to include spraying, thistles, irrigation, weeding and hay control.
 - **Action:** The board will distribute the outcome of the management plan with all lot owners.

Design Review Committee

- A discussion was introduced on the Design Review committee and the design guidelines in particular.
- Are the current design guidelines sufficient for the current building market. For example, are the sq. ft. requirements too large, should they be changed etc.
- Are the current building codes (specifically related to the use of wood for siding as an example) reflected properly in the HOA covenants?
- The covenants of the HOA should be reviewed along with the HOA attorney and changes may be necessary to bring these up to current market conditions and expectations of the current lot owners.
- Any changes to the bylaws would need to be voted on by the general membership.
- The Design Review Committee is made up of the following lot owners: Bryan Tutor, Roger Cesario, and Jered Wilkinson.

MOTION 4: Jason Mills made the motion to have the board re-evaluate the covenants and bylaws of the HOA for these market conditions and make recommendations for changes. Jason will lead the effort with Mike O, the HOA attorney and the Design Review Committee. Seconded by James Talbot.

Unanimously approved by all.

Board Elections

- There are 3 board positions as per the bylaws, yet there have been 4 acting board members for the past year. Byran Tutor informed the lot owners that he would be stepping down from the board.
- A call was made for those interested in joining the board of those present in the meeting.
- The current board members, Steve Mabry, Jason Mills and Jerry Burgess (from the board meeting) expressed intent to run for the board positions again.
- No other participants expressed any interest in joining the board.

MOTION 5: James Cillessen made the motion to re-elect Steve Mabry, Jerry Burgess and Jason Mills to the board. Seconded by James Talbot.

Unanimously approved by all.

Other Items (AoB)

- A discussion on neighborliness/use of the overall HRR tract ensued. Some lot owners expressed problems with trespassers using the HRR tract for personal use without any lot owner present. How to engage them without confrontation.
- What is the liability on the HOA if non-lot owners get hurt etc.
- Generally, if there are trespassers that a lot owner knows does not belong, then the Gunnison County Sherriff should be called and let them deal with the trespasser.
- In the end, the consensus was that this topic should be included in the scope of the working group (committee) formed to oversee easements and liabilities.

Adjournment of Meeting

- James Talbot made a motion to adjourn the meeting.
- Seconded by Steve Mabry

Unanimously approved

Meeting closed at 7:41 PM MT