

MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 4, 2020

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on November 4, 2020 at 2:00 p.m. via Zoom.

Present:

John Geist

Greg Glosser

Kip Richards

MaryLou Skinner

Bill Lacy

Rob Harper, Toad Property Management

Chet Boyce, Toad Property Management

Marcus Lock, Law of the Rockies, Association's legal counsel

Channing Woodard, 455 Oversteeg Gulch

Aaron Huckstep (Huck), legal counsel to Channing Woodard

Rob called the meeting to order at 2:04 p.m. A quorum was established.

John made a motion to approve the minutes for the meetings held on September 28, 2020 and October 15, 2020. Greg seconded the motion and it was unanimously approved.

Rob explained Marcus had sent a violation letter to Channing Woodard, owner of 455 Oversteeg Gulch, regarding the secondary driveway access. Marcus explained the Crested Butte Fire Protection District had requested changes to the driveway as originally presented to the Association. Changes had been made to the driveway configuration to make it easier for the fire department to turn around but those changes had never been presented to the Association for approval, and the Association has not approved those changes. Huck explained he had been engaged by Channing Woodard after receipt of the violation letter and Huck said there had been a two track path to the barn since the early 2000s and the upper level of the barn was used as a home office. Huck confirmed the County and the Fire District required a fire suppression (cistern) system in the barn and the ability for the Fire District to turn vehicles on the property and required improvements to the two track path. Huck explained the access to the barn would not be used on a regular basis by the owner and was simply a requirement of the Fire District. Channing Woodard said the original intention of the barn had been to keep it simple and use the existing driveway but the Fire District had made significant demands for improvements to the access to the barn and after lengthy delays with the County the work had gone ahead without submitting revised plans to the Association. Channing confirmed a gate could be placed across the driveway to the barn just for use of the Fire Department or when he wanted to use his Jeep which was kept in the barn.

Marcus explained the Board had a range of options available to remedy the violation, including a compromise with the property owner. Once the Board had discussed the various options with Marcus in executive session, Marcus would contact Huck to discuss the next steps in the resolution process. Huck and Channing thanked the Board for the opportunity to meet and left the meeting.

At 2:29 pm John made a motion to go into Executive Session to discuss four items with the Association's legal counsel, 455 Oversteeg Gulch, the damage to the entry gate, Tract B, Oversteeg Gulch, and neighboring properties on Highway 135. Bill seconded the motion and it was unanimously approved.

At 2:54 pm Greg made a motion to leave Executive Session. Kip seconded the motion and it was unanimously approved.

Marcus left the meeting and Rob said Marcus would respond to Huck and explain that the Board's position was that there should only be a single driveway accessing Oversteeg Gulch and that one access point should be eliminated and revegetated because the Covenants clearly stated one driveway per lot.

Greg said he had been speaking with Matt Kooler and England Fence and both proposals were approximately \$20,000. As Matt Kooler could start work on the gate much faster than England Fence, Greg recommended going with the Kooler proposal. Greg made a motion to move forward with the Kooler proposal to replace and rebuild the entry gate mechanisms. MaryLou seconded the motion and it was unanimously approved.

The settlement offer of \$10,000 for the gate repairs due to the recent damage had not yet been accepted by the individual who caused the damage. Once the deadline of November 16th was up the Board would discuss options, including asking the Police to press charges and pursuing a civil legal action to recover all expenses resulting from the damage to the gate.

Rob said Scott had finished tree removal and Scott would be back to tidy up in a couple of areas prior to the start of winter. Once final tidy up had been completed Scott would be paid.

MaryLou and Rob agreed to work on a homeowner contact spreadsheet.

MaryLou said Margaret continued to work on suggestions for the front entrance and Margaret understood the budget for the initial work was under \$3,000.

MaryLou said there was confusion regarding house addresses and people asking for directions and it was agreed to discuss at future meetings. Rob and MaryLou said they would discuss access points from the Ranch to National Forest as realtors were frequently asking for confirmation of those trails.

Rob said a quarterly financial report had been distributed to the Board. There was \$30,000 in Checking and \$7,000 in the Reserve accounts which might cause cashflow issues prior to the January dues invoices being paid. Greg suggested an immediate \$1,500 special assessment to include 2021 tree removal costs and repair and upgrades of the gate. John made a motion to assess owners the \$1,500 special assessment on or around November 20, 2020, payable on receipt, if the \$10,000 settlement payment for the gate damage was not received from the individual who caused the damage. Kip seconded the motion and it was unanimously approved.

Rob said there was a lot of interest in Red Mountain real estate at the present time.

MaryLou made a motion to adjourn the meeting at 3:26 pm. Greg seconded the motion and it was unanimously approved.

Bill Lacy, President

Prepared by Rob Harper,
Toad Property Management, Manager