

**MINUTES**  
**RED MOUNTAIN RANCH OF GUNNISON COUNTY**  
**ASSOCIATION, INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**DECEMBER 9, 2020**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on December 9, 2020 at 10:00 a.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

Rob called the meeting to order at 10:05 a.m. A quorum was established.

Kip made a motion to approve the minutes for the meeting held on November 4, 2020. Greg seconded the motion and it was unanimously approved.

Prior to the meeting Rob circulated an email from Aaron Huckstep, the attorney representing 455 Oversteeg Gulch. Marcus explained the owner proposed using the existing entrance off Oversteeg Gulch and then connecting the two driveways for emergency purposes. After discussion Marcus agreed to go back to the attorney and request one access off Oversteeg Gulch Road and the other driveway reclaimed.

Marcus said an email had been sent to the Board offering \$1,551.66 to cover the damage caused to the gate. The Board rejected this offer. The Board instructed Marcus to offer to settle the matter for \$9,655, which is a reasonable amount, but less than the total cost of repairing the damage caused to the gate. In the event this settlement amount is not accepted, the Association will pursue the other remedies available to it.

Rob said the amount of equipment being kept at one location off Highway 135, near Red Mountain Ranch, has fluctuated. Marcus had previously worked with the owners of the second location off Highway 135 near Red Mountain Ranch and would excuse himself from that discussion. Rob said he had spoken with the County and representatives of another neighboring property, The Reserve, and it was agreed the Association would send a letter to the County regarding the property opposite the County maintenance building. Rob agreed to continue taking photographs as a record of the use of the two parcels.

Prior to the meeting Marcus had circulated an Enforcement Policy amending the fines for camping and the rental requirement. Marcus said the level of fines attempted to address

the detrimental impacts on other owners and should be considered fair if legal action was taken. It was agreed to discuss the Enforcement Policy at the next meeting and the Board would vote at that meeting to adopt the fine schedule as proposed.

Marcus left the meeting.

Greg said he had spoken with the owner of White Buffalo Ranch and a \$160,000 bid had been obtained to line the two existing ponds. Greg said he needed to follow up with White Buffalo Ranch to determine if White Buffalo wanted to retain the size of the ponds and not fill in and reduce the size of the ponds. Bill explained the bid was for a PVC liner and the land would still require prep and probably material put on top of the liner to help minimize damage to the liner. Greg would report back to the Board and MaryLou would reach out to Margaret regarding pond size.

Rob said Matt Kooler would begin work on the gate on December 18, 2020 and Rob continued to talk to Electronic Solutions regarding the best solution to communicate with the gate.

MaryLou said she would draft a letter to realtors reminding the realtors of the deadline for signage.

At 11:00 am the meeting adjourned.

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Bill Lacy, President

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Prepared by Rob Harper,  
Toad Property Management, Manager