

MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
JUNE 21, 2018

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on June, 21, 2018 at 2:00 p.m. at the Office of Toad Property Management, 318 Elk Avenue, Crested Butte, Colorado.

Present:

Bill Lacy

Bob Huckins

Greg Glosser (by phone)

Kip Richards (by phone)

John Geist (by phone)

Lee Spann

Marcus Lock, Law of the Rockies (for part of the meeting)

Rob Harper, Toad Property Management

Jim Ruthven, Toad Property Management

Rob called the meeting to order at 2:12 p.m. A quorum was established with all Board members participating.

Bob made a motion to approve the minutes of the April 24, 2018 meeting. Bill seconded the motion and it was unanimously approved.

Rob explained the purpose of the meeting was to discuss the Spann cattle. Bob said a proposal had been received from the Spann's attorney and said the extensive document was probably overkill. Bob explained the Board expected to see a map showing the route being used to move the Spann cattle but the document did not have a marked-up map attached as an exhibit and the document appeared to give the Spanns permission to enter at any time and move freely around the property which was never the intention of the association. Bill asked if Lee Spann could mark up the map and Lee confirmed the route currently used for the cattle drive. Lee said the Rozman Agreement granted the right to use specific roads within Red Mountain and Lee marked those roads on the map. Lee explained it was their intent to use the same route as the prior year and only a small section would be on the road. Bill confirmed, according to the Rozman Agreement, the Spanns had the right to use that section of the road.

Lee said the Spanns would like to use the Red Mountain Ranch roads from Highway 135 to do maintenance as it was very convenient to easily access the land outside Red Mountain Ranch. Lee explained the Spanns were willing to enter into individual agreements where necessary for access across individual lots. Bill said the Board needed to discuss this and form an agreement and Bill said some sort of agreement was necessary to make sure the cattle remained within the easement and cattle drive. Lee expressed

concern as it was not always possible to control the cattle and keep them within the easement. Bill said discussion was needed regarding a one year agreement renewed each year subject to everything being completed to the satisfaction of owners and it was acknowledged unusual circumstances might occasionally cause problems. Lee said a longer term agreement would be the Spanns preference to help with long term planning.

After discussion Lee and the Board agreed to consider a one year agreement and the Spanns would have an opportunity to explain and correct any problems. Lee asked if the agreement could be finalized without involving the attorneys and Bill said they would prepare an agreement and get it to the Spanns for review. Lee stressed he needed more than a one year agreement.

Lee said it was a very dry year and asked if Red Mountain Ranch Association would be willing to grant grazing on the Ranch for a month in the Fall. Bob asked how the Spanns would protect landscaping from the cattle. Lee said electric fence could be installed and the cattle grazing would reduce the fire danger. The Board agreed to discuss it and Lee thanked the Board for their time.

Marcus Lock joined the meeting and received an update on the agreement agreed in principle at the earlier part of the meeting. Marcus agreed to further review Article 6, Section 18 of the Covenants regarding the use of the roads by the Spanns.

Rob said the discussion of Oversteeg Gulch Road was next. Rob explained Lacy Construction had bladed roads and added Mag Chloride but an owner on Oversteeg Gulch Road was upset that the work had not continued up to her driveway. Bill confirmed work had been performed up to the well head in accordance with prior agreement and Mag Chloride had been added to the same stretch of the road. After discussion it was agreed Marcus would draft a short agreement involving the lot owners confirming plowing, maintenance and Mag Chloride would stop at the well head. Failure to sign the agreement within 30 or 60 days would result in future maintenance stopping at the turning circle.

Prior to the meeting Rob circulated proposals from Abe Fischer and Paul Merck for roadside thinning of trees. Rob explained the proposals were similar for weekly charges and neither contractor had expressed an opinion on how long the project would take. Rob reminded everyone the association funded work could only be performed 40 feet from the center line without obtaining written approval from a lot owner. Bob said some owners had already performed tree maintenance on their lot and asked why the obligation was not placed on individual owners to perform the work instead of making it an association expense. Rob agreed to speak to the Forest Service to find out if any grant funds would be available for tree thinning work. It was agreed to spend two or three weeks in the high visibility areas, starting at Highway 135 and working up the road and utilizing approximately \$18,000 of unused funds for snow removal. Bill said the young Aspens should be removed to assist with snow removal. Bill suggested hiring Abe and Paul to each work for a week and if extra weeks were planned the additional work would be given to the contractor that performed the best and produced the most effective work.

Bill, Bob and Rob agreed to identify the areas for the work to be performed. Greg made a motion to hire Abe and Paul to clean up deadfall trees and small trees with a maximum budget of \$36,000. Bob seconded the motion and it was unanimously approved.

Rob said Amanda of Mountain Thyme had been working on the landscaping at the front entrance and the area was beginning to look better. Bill suggested removing the split rail fence running parallel to Highway 135 and cutting the grass and vegetation to manicure the appearance. Greg said the owner of White Buffalo was willing to supply water to fill the ponds at the front entrance if a liner was installed. Bill said a clay liner for the ponds would be approximately \$1 per foot and the area was approximately one acre. Greg suggested drafting a letter to owners explaining the beautification work discussed by the Board and the need for a one time special assessment to fund the work. Rob agreed to draft a letter and circulate it to the Board for review and Bill agreed to measure the ponds and obtain an install price.

Bob said he would contact Lee Spann to say the Board was only comfortable with one year commitments at this time and the matter would be reviewed and a longer agreement put in place in the future if the Board felt comfortable with the Spann's performance.

As there was no additional business the meeting adjourned at 4:14 p.m.

Bill Lacy, President

Prepared by Rob Harper, Manager