

MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
SPECIAL MEETING of the BOARD OF DIRECTORS
June 9, 2016

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on Tuesday June 9, 2016 at 1:00 p.m. pursuant to proper notice, at the Office of Toad Property Management 318 Elk Ave. Crested Butte, CO 81224

Present:

Bill Lacy
Bob Huckins (By Phone)
Kip Richards (By Phone)
John Geist (By Phone)
Allen Newcomb (By Phone)
Marcus Lock - Association Attorney (By Phone)

Rob Harper called the meeting to order at 1:03 p.m. where there was a quorum.

Kip made a motion to move to executive session to discuss matters relating to the livestock easements in Red Mountain Ranch with legal counsel. Bill seconded this motion and it was approved unanimously. The meeting is in Executive Session at 1:05.

John made a motion to return to public session which was seconded by Kip and approved unanimously. The meeting returned to public session at 1:45.

John made a motion that the Board as a whole would be conceptually supportive of the proposed route the Spanns presented to drive cattle across RMR properties and roads a limited number of days in the fall to reach their Whetstone Ranch property from their Red Mountain allotment subject to, and conditioned upon (a) an agreement between the Spanns and the owner of each lot the proposed cattle drive would cross and (b) the affirmative vote of 66% or more of the members of RMR approving a final agreement memorializing such a route and incorporating it as an amendment to RMR's declaration of protective covenants. This was seconded by Kip and approved unanimously.

There was a brief discussion regarding the cleaning of the ditches along the main roads in Red Mountain. Rich Tocher has been in contact with Toad and Lacy Construction regarding the tidiness of the ditch cleaning efforts and the spoils that come from these operations. Both Toad and Lacy have made efforts to remediate some of the unsightliness near his land. There was a meeting this morning between all of the parties to come up with an equitable solution where it was decided to bring it to the Board for guidance.

John pointed out that the Association owns the 80' road easement. Rich Tocher argues that all of the property should look nice at all times. Bill pointed out that the ditch cleaning efforts have made a large improvement regarding drainage and the road is in better shape for it. It was also pointed out that this would be very expensive to do this to all of the roads. After further discussion it was agreed that the cost would be detrimental to the Association and that further cleanup of the ditch maintenance is not necessary.

The meeting adjourned at 2:00 p.m.

Billy Joe Lacy, President

Prepared by Rob Harper, Manager