

**MINUTES OF MEETING
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
December 15, 2014**

A meeting of the homeowners of Red Mountain Ranch of Gunnison County Association, Inc. was held on Monday, December 15, 2014 at 5:00 p.m. pursuant to proper notice, at the Chateaux Condominiums Clubhouse, 651 Gothic Road, Mt. Crested Butte, CO 81225.

The meeting was called to order at 5:10 p.m.

ROLL CALL

Angela said 22 proxies had been received prior to the meeting and with owners of 4 lots physically present at the meeting and 3 lots represented on the phone at least 35% of the owners were represent in accordance with the Bylaws.

A quorum was declared present.

PROOF OF NOTICE OF MEETING

Notice of Meeting was mailed November 14, 2014, 30 days prior to the meeting.

APPROVAL OF MINUTES OF DECEMBER 19, 2013 MEETING

The Minutes of the December 19, 2013 meeting were mailed on November 14, 2014. Rich Tocher made a motion to approve the minutes as distributed. Bob Huckins seconded the motion and it was unanimously approved. Bob Huckins asked if the warning sign requested at the December 19, 2013 meeting had been installed and Tim Lee said the steep slope sign was loose and needed to be secured.

MANAGER'S REPORT

Angela Reeves said the Red Mountain Ranch dumpster has been moved back to the front entrance. The dumpster had been located on land owned by the White Buffalo Ranch and the Board had discussed options for landscaping or shielding the dumpster. However, the agreement with White Buffalo Ranch was only until a new buyer for the White Buffalo Ranch was found. Estimates for landscaping and irrigation were all quite large numbers and the Board did not want to spend the association's money without an assurance Red Mountain would be able to keep the dumpster in that location for the foreseeable future. Angela said during the summer White Buffalo Ranch went under contract and the association discussed a long term lease with the new owner of White Buffalo Ranch. Angela explained the new White Buffalo Ranch owner was not adverse to discussing a Lease but did want payment for the space. After considering different options the Board voted in favor of utilizing the one acre of land at the front entrance

owned by the association. Angela said additional collections at the dumpster had been scheduled for the holidays but there did not appear to be any increased activity since the dumpster was moved back to the front entrance.

Angela said the irrigation system at the front entrance had worked well during the Summer following the extensive repair to the collection point in the late Fall of 2013. Angela said the gate was generally operating well and had been out of operation for about a week due to a vehicle sliding into the gate.

Angela said Red Mountain Ranch had received more snow in 2014 than the previous couple of seasons and snow removal expenses had exceeded budget. Fence repair was also over budget as it had been necessary for the fencing contractor to go back during the summer and repair additional sections of fence.

Angela said thistle continued to be a problem and Toad had cut and sprayed the thistle. No grant funds were available in 2014 for spraying thistle and Angela said she would research opportunities for 2015 and engage JDot to spray as far as they could from the edge of the road.

Angela said there was one owner seriously delinquent on the payment of dues. Angela said the house was for sale and a lien had been filed.

Rich Tocher asked if mailboxes would be installed at the front entrance. Gordon Reeves explained there were no current plans to install mailboxes at the front entrance.

Rich Tocher asked if other owners were experiencing problems with porcupines. Angela Reeves said in other subdivisions Davidson Wildlife Services sprayed a peppermint smelling product around homes and trees which seemed successful in preventing porcupines eating houses, decks or trees. Bob Huckins said there seemed to be less porcupines in Red Mountain than previous years.

Rich Tocher asked about long term rentals and it was explained long term rentals were permitted on Red Mountain Ranch but the Covenants prohibited short term rentals.

Bob Huckins said the Board had discussed new styles of bear proof dumpster to try to find a dumpster which was easier to use. Gordon Reeves said with the current dumpster owners must throw or push trash bags and boxes to the back of the dumpster instead of placing trash just inside the dumpster and blocking the doors. Rich Tocher said he had not experienced any problems with the dumpster and it was agreed the Board would continue to monitor dumpster use.

RATIFICATION OF THE 2015 BUDGET

Angela Reeves said there was currently \$75,000 in the bank accounts and 2014 expenses had exceeded income. Discussion followed regarding how much money was considered the minimum acceptable amount for the reserve account. It was agreed the association

had very few capital expenses and the largest operating expense was road maintenance and snow removal. Bill Lacy said additional gravel had been added to the road in 2014 and there had been work on the ditches and drainage. Bill said regular maintenance work had been completed on the road every year but a wet Spring or Summer had a big impact on the road surface and the association needed funds to react to additional road maintenance. It was agreed the association would review the finances at the end of summer 2015 and decide if a dues increase was necessary in order to retain a satisfactory reserve.

After discussion Tim Lee made a motion to approve the 2015 Budget keeping dues at the current level, \$2,500 per lot and \$1,300 for associate members. Rich Tocher seconded the motion and it was unanimously approved.

ELECTION OF BOARD OF MANAGERS

Angela said Allan Newcomb was running for re-election and as no additional names had been put forward Allan Newcomb was elected by acclamation to the Board for an additional 3 year term.

UNSCHEDULED BUSINESS

Scott Pusey asked if there had been report of Sage Grouse in Red Mountain Ranch and if that would create issues for owners planning to build. Rich Tocher said there were no Sage Grouse and only Blue Grouse in Red Mountain Ranch.

DATE OF NEXT MEETING

It was agreed the next meeting would be in mid-December 2015 although a specific date was not set.

The meeting adjourned at 5:55 p.m.

Billy Joe Lacy, President

Prepared by Angela H. Reeves, Manager