

**MINUTES  
RED MOUNTAIN RANCH OF GUNNISON COUNTY  
ASSOCIATION, INC.  
MEETING OF THE BOARD OF DIRECTORS  
JANUARY 11, 2023**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on January 11, 2023 at 3:00 p.m. via Zoom.

Present:

Greg Glosser

MaryLou Skinner

Bill Lacy

Jason Martin

Rob Harper, Toad Property Management

Alex Summerfelt, Toad Property Management

Marcus Lock, Law of the Rockies

Rob called the meeting to order at 3:02 p.m. A quorum was established and Rob said two additional items had been added to the Agenda.

Bill made a motion to approve the minutes of the December 1, 2022 meeting. MaryLou seconded the motion and it was unanimously approved.

Rob said another car company had requested permission to film a commercial on the Red Mountain Ranch roads. After a short discussion it was agreed not to grant permission.

Rob explained the State continued to discuss HOA policies and procedures and Marcus recommended holding off on amending the 2015 governance policies as it was possible the laws introduced by the State in 2022 would be amended.

Rob confirmed Greg, as President of the Association, had signed the Lot 13 building envelope amendment and Marcus confirmed Law of the Rockies would be recording the document in the County records. Rob said no owners had objected to the amendment and collecting the signed approvals from owners had gone well. Marcus stressed the need for lot owners in the future to pay association legal expenses associated with the amendment of their building envelope as it was an individual owner benefit. Marcus said rules and regulations could be drafted and approved by the Board so that owners with requests in the future would be invoiced for the expenses.

Rob said an owner had requested that road repair/maintenance be put out to bid. Greg said he was willing to work with Rob and Bill to inspect the roads and prepare a multi-year road maintenance plan and that information could be used to go out to local contractors requesting bids and to keep owners informed of the work. Concern was expressed about the limited number of qualified contractors within the valley who could

complete the work. MaryLou said a different contractor had been used for snowplowing and road maintenance in the past and the service and quality of the work had not been up to the standard provided by Lacy Construction. After discussion it was agreed Bill, Greg and Rob would prepare a two-year plan identifying priority areas, the amount of new gravel required and the cleaning of ditches. Bill explained some work had already started on Coal Camp Road so some of the \$125,000 collected for 2023 road maintenance had already been spent.

Rob said safety complaints had been received from two owners who had encountered people sledding down the Red Mountain Ranch Road. Some sledding on the roads had happened in the past when there was less traffic on the roads. In the interests of health and safety, it was agreed rules banning sledding on the Red Mountain Roads needed to be put in place. Traffic speed on the roads was discussed, and Marcus explained the process to implement speed limit signage on private mountain roads. Marcus agreed to research the County speed limit for mountain roads.

Rob explained the Fifth Amendment of the Covenants had never been officially adopted and the document had been removed from the website. Marcus said at least 67% approval of owners would be necessary to adopt the Fifth Amendment. Measuring square footage under the original Covenants was based on the Uniform Building Code and might be similar to the square footage measurement used by the County. Marcus said he would research and report back to the Board as the County had some exceptions to the UBC method of measuring. The current governing document from the Covenants is the Uniform Building Code for calculating square footage. After Marcus completes his review, the Board will consider adding clarifying language to the Design Guidelines.

MaryLou said she would draft a letter to owners explaining recent Board decisions with an emphasis on safety concerns.

MaryLou said there would be an update on Forest Service/wildfire mitigation work for the March meeting. The County and the CPW were in the process of making changes to regulations and those changes might impact Red Mountain Ranch in the future.

MaryLou made a motion to adopt rules and regulations prohibiting sledding on roads within Red Mountain Ranch and lot owners requesting a building envelope change to pay all association expenses associated with that change. Greg seconded the motion and it was unanimously approved. Marcus agreed to draft the document.

At 4:10 p.m. the meeting adjourned.

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Greg Glosser, President

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Prepared by Rob Harper,  
Toad Property Management, Manager