

**MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
MARCH 2, 2023**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on March 2, 2023 at 3:00 p.m. via Zoom.

Present:

Greg Glosser

MaryLou Skinner

Bill Lacy

Kip Richards

Jason Martin

Rocky Kimball

Rich Tocher

Rick Bennett

Andrew Knox

Pete Morin, Colorado State Forest Service

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.

Kip made a motion to approve the minutes of the January 11, 2023 meeting. Jason seconded the motion and it was unanimously approved.

Rob explained Andrew Knox had submitted revised plans for a barn. Rob said the plans had been sent to the Board and to Kent Cowherd, the Association's architect, for review. Greg said a response would be sent as soon as Kent Cowherd responded with comments. Andrew stressed he was anxious to move forward as quickly as possible.

Marcus explained the Fifth Amendment had not been adopted and in accordance with the Covenants all construction projects still had to be measured from the inside walls. At least 67% of owners would need to approve the Fifth Amendment for the square footage of buildings to be measured from the outside walls. After discussion it was agreed a Fifth Amendment to the Covenants could be discussed in the future as there might be other changes to add.

Marcus said amendments had been made to the rules and regulations to include a sledding prohibition and the building envelope adjustment process. Policies had been updated in line with the House Bill 22-1137. Kip made a motion to adopt the Rules and

Regulations and Policies as presented by Marcus. Jason seconded the motion and it was unanimously approved.

Rob said ski tracks had been reported on the Spann land. Rocky said he had spoken with Doug Washburn of Spann Ranches and it had been a productive meeting which addressed skiing, snowmobiles, trespassing and hunting.

Greg made a motion to accept the Settlement Agreement and Exhibits for the driveway changes on Oversteeg Gulch Road. Kip seconded the motion and it was unanimously approved.

Rob explained the three Associate Member lots paid a lower level of dues as they were not governed by the RMR Covenants. Marcus said there had been confusion and only one lot had signed an Associate Member Agreement obligating them to pay Regular Assessments only and the other two lots have protective covenants in their chain of title that obligate them to pay a proportionate share of expenses for Red Mountain Ranch roads.

MaryLou said she would circulate plans to the Board for the redevelopment of the old dumpster location which had been prepared by the landscape architect. The entry sign would soon be constructed and subject to staffing levels Rocky Mountain Trees should be able to start work in the Spring/Summer. Greg confirmed the damage to the entry gate had been repaired. It was unknown how the damage had occurred.

At 3:45 pm the Board moved into Executive Session.

At 4:10 pm the Board left Executive Session. Marcus left the meeting.

Rocky Kimball explained Rick Bennett was a Forest Pathologist and had been a great asset to the team of owners researching tree management. Peter Morin of the Colorado State Forest Service had put in a lot of hours mapping the Ranch and had recently submitted an invoice for \$1,000 which was a great price for the work he had done. Rich Tocher had been working on a Wildfire Protection Plan which would be necessary for any grant applications. Rocky explained the Forest Service mapping displayed an infestation from pests, including the mountain pine beetle and \$10,000 was needed to combat the infestation. Rocky said substantial grants might be available if Red Mountain Ranch entered into a research test group. Rick Bennett explained the Forest Service had a product which would mitigate the pine beetle problem and hopefully prevent the need to cut down trees throughout the Ranch. The Spruce Bug Worm had also been identified in areas around Red Mountain Ranch.

Rocky said there had been several meetings with the Crested Butte Fire Protection District and the biggest concern was safely getting people out of Red Mountain Ranch and firefighters into the Ranch. Rich Tocher explained a 5 to 10 year plan would be necessary to improve access to some parts of the Ranch and Rich recommended focusing first on the areas with the higher risk, Oversteeg Gulch and White Buffalo. The work

would include making a larger clear area by the side of the roads and thinning trees near the road. Rich explained the County would be updating Wildfire Protection Plans for the area but Red Mountain Ranch needed to prepare its own more detailed Wildfire Protection Plan. Rocky stressed it was a health and safety matter which would benefit all owners.

Peter Morin said he anticipated a 10 year timeframe to put in place a sustainable forest management plan which would be a benefit for the next 100 years.

Peter explained recent Forest Service mapping had identified Oversteeg Gulch as an outbreak center of Mountain Pine Beetle. Peter said he had not been able to hike that area and asked for approval for the Forest Service to fly a drone over the area next week so they could evaluate the situation and prepare a plan to address the matter.

Peter explained the Mountain Pine Beetle infestation at Oversteeg Gulch Road could be addressed by widening the clear area by the side of the road and then making a fire break which would reduce the chance of a wildfire spreading into the rest of the Ranch as well as providing firefighters an area which was easier and safer to work in.

Peter explained there were several different methods and options to address the Mountain Pine Beetle issue and the fire mitigation concerns and different funding for the identified projects. Some areas identified might be an individual owner cost while other areas might be an HOA expense as it would be a significant benefit to all owners. Neighboring federal lands faced the same issues and work would be performed on the federal lands, probably more aggressive methods to provide a fire break than the recent tree thinning in Red Mountain Ranch. Cross boundary collaborative efforts could be made between the Ranch and federal lands which would be beneficial to obtaining grants. There would also be grants available for some work with more preferable grants becoming available in the future when the HOA had demonstrated efforts to address Mountain Pine Beetle or wildfire mitigation efforts.

MaryLou and Jason stressed the need to proceed with the drone at Oversteeg Gulch at the earliest opportunity.

Greg stressed the need to educate Board members and all owners and then the Board would need to decide funding of any projects.

Peter explained the cost to treat Pine trees against the Mountain Pine Beetle with GLVE varied depending on the density of trees on an acre. The cost could be \$500 per acre or if the acre did not have a high density of trees the cost would be \$11 per tree. Once work had been performed with the drone it would be easier to provide an estimate of how much product and time would be needed.

Peter said the treatment for the Mountain Pine Beetle did push the Beetle off one property and onto another property. Peter stressed the Beetle was only a concern for the Lodge

Pole Pine. The majority of the Ranch had Spruce trees and the removal of all of the Lodge Pole Pines would not leave the Ranch without trees.

It was agreed to have another meeting, just focusing on the tree health and fire mitigation, once the Forest Service had obtained more information with the drone and had some cost estimates available.

Rocky said the Wildfire Protection Plan would be essential for health and safety and might also reduce insurance rates and improve the prompt response of emergency services.

Greg thanked Rocky, Rich and Rick for all the work they had put in.

At 4:58 p.m. MaryLou made a motion to adjourn the meeting. Greg seconded the motion and it was unanimously approved.

Greg Glosser, President

Prepared by Rob Harper,
Toad Property Management, Manager

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