

**MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
MARCH 6, 2025**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on March 6, 2025 at 3:00 p.m. via Zoom.

Present:

Greg Glosser
Jason Martin
Rich Tocher
Kip Richards
Rob Harper, Toad Property Management
Collin Schuhmacher, Toad Property Management
Bayliss Baker, Toad Property Management
Ariston Awitan, Toad Property Management
Marcus Lock, Law of the Rockies
Scott & Chris Stryker, Western Slope Towers
Scott Morrill, Gunnison County
Sean Caffrey, CBFPD

Rob called the meeting to order at 3:01 p.m. A quorum was established.

Scott & Chris Stryker of Western Slope Towers explained a proposal to install a 110 foot Monopine Tower on Forest Service land adjoining Red Mountain Ranch for improved cell service. The tower would be a benefit for emergency services and would also provide an opportunity for commercial wireless carriers to improve their service. Access would be through the Ranch, along Red Mountain Ranch Road, Oversteeg Gulch Road, and then along the driveway off the cul-de-sac (currently serving 3 homes). Construction would take 60 to 90 days and servicing of the equipment would be approximately every 45 to 60 days. Any easement agreement would have to involve approval from the Association as well as the three owners on the driveway.

Mr. Stryker said that multiple locations had been considered and the Forest Service land provided the best line of sight with Sunlight Ridge in Mt. Crested Butte and an existing tower in Almont.

Applications had been submitted to the Forest Service and with Gunnison County.

No lighting was anticipated on the cell tower but the FAA would make that determination. Some structures would be required for equipment, including a backup generator and propane tanks.

Sean Caffrey explained CBFPD supported a tower for emergency services and public safety and explained the tower would be considered critical infrastructure in the event of a fire.

The Board agreed to discuss. Scott & Chris would continue to work on the proposal.

Scott, Chris, Scott Morrill and Sean left the meeting. The Board agreed to discuss the proposed tower further in Executive Session.

Rob explained complaints had been received about the dogs of a long term renter roaming the Ranch. The Board agreed to discuss this matter further in Executive Session.

At 3:41 p.m. Greg made a motion to enter Executive Session in accordance with C.R.S. 38-33.3-308(4)(b) to discuss the cell phone tower request and long term renter dogs with legal counsel. Kip seconded the motion and it was unanimously approved.

At 3:58 p.m. Rich made a motion to leave Executive Session. Kip seconded the motion and it was unanimously approved.

Marcus agreed to draft a letter to Western Slope Towers, copied to the Forest Service, Crested Butte Fire Protection District and Gunnison County, stating that the Board was not in favor of granting an easement.

Action Item: Marcus to draft letter to Western Slope Towers. Board would review.

It was agreed at the annual meeting owners would be reminded of the 4th Amendment to the Covenants which addressed long term leases. The language in the original Covenants addressed roaming dogs.

Action Item: Greg to remind owners at the annual meeting of the existing regulations regarding leases and roaming dogs.

Rob explained an audit of the Association would cost approximately \$12,000 for the first year and approximately \$6,000 for the following years. An audit was not a State requirement. Rob explained the accounting process currently used by Toad for Association funds and confirmed there were already accounting checks and balances in place within Toad. After discussion it was agreed the Association would not require an annual audit. Rob and Collin agreed to review the Toad accounting process and consider a company audit in future years.

Action Item: Rob and Collin to discuss a Toad audit in future years.

Rob said the Potts Design Plans had been withdrawn.

Revised plans had been submitted for the Robison Design Review. The flat roofs had been changed and the driveway location moved. Greg made a motion to approve the Robison revised plans as submitted subject to confirmation the trees previously discussed would be retained. Kip seconded the motion and it was unanimously approved. Rob agreed to send an approval letter to Robison.

Action Item: Rob to contact Robison and prepare an approval letter.

Kent Cowherd had reviewed the revised Nelson plans and was happy with the changes. The Board agreed to review and approve by email.

Action Item: Board to review revised Nelson plans and email comments.

Rob explained some additional projects were under review or had been withdrawn. Some owners required a reminder to request inspection once a home was completed. Rob agreed to email a reminder to owners to request an inspection and Rob would continue to work with Kent Cowherd on plan approval and inspections.

Action Item: Rob to email owners with reminder to request an inspection.

Rich confirmed the Association had been approved for a grant from the Colorado State Forest Service. Rich explained the grant would be \$209,000 over 4 years and the Association would be providing an additional \$250,000 during the 4 years for wildfire mitigation and Mountain Pine Beetle. It was agreed the Association would cover the cost of 75% of the Mountain Pine Beetle work and individual owners would be asked to contribute the remaining 25%. The Colorado State Forest Service had identified 22 lots with Mountain Pine Beetle and Rich agreed to write to those owners.

Action Item: Rich to draft letter to owners regarding Mountain Pine Beetle.

Scott Sorenson of Mountain Treescapes would commence the road side work in May and the Colorado State Forest Service would start work in May/June.

Greg said he had met with Mountain Treescapes and the Colorado State Forest Service on the Ranch to discuss the scope of work. Greg explained the Forest Service were very happy with the progress being made through the Ranch.

Rob, Greg, Rich and the Toad accounting team had met to determine how the grant funds and expenses would be tracked. Rich anticipated the Association would submit invoices for reimbursement once or twice each year.

A final 2024 financial report had been distributed to the Board. The cost of fence maintenance in 2024 was discussed as it exceeded the budget. A lot of work was required by Toad to reestablish the fence. Bob Huckins and Greg Glosser offered to walk the fence line and document areas that needed work in 2025. Toad would perform the work.

Rob said \$250,000 had been moved from the Checking Account to the Reserve Account. Kip thanked the Toad crew for their work.

The next meeting was scheduled for June 5, 2025.

Rob agreed to email owners and ask for volunteers to join the Board. Kip's term would be the only one finishing in 2025.

Action Item: Rob to email owners asking for volunteers to join the Board.

At 4:45 p.m. Greg made a motion to adjourn the meeting. Rich seconded the motion and it was unanimously approved.

Greg Glosser, President

Prepared by Rob Harper,
Toad Property Management, Manager

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