

**MINUTES**  
**RED MOUNTAIN RANCH OF GUNNISON COUNTY**  
**ASSOCIATION, INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**MARCH 22, 2024**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on March 22, 2024 at 3:00 p.m. via Zoom.

Present:

Greg Glosser

MaryLou Skinner

Jason Martin

Rich Tocher

Kip Richards

Rob Harper, Toad Property Management

Marcus Lock, Law of the Rockies

Mike Tarantino, Colorado State Forest Service

Rob called the meeting to order at 3:02 p.m. A quorum was established.

Greg made a motion to approve the minutes of the December 7, 2023 meeting. Rich seconded the motion and it was unanimously approved.

Rich made a motion to pay the outstanding Colorado State Forest Service invoice of \$4,310 for work on land with the highest level of beetle infestation. MaryLou seconded the motion and it was unanimously approved.

Rich explained the Colorado State Forest Service (CSFS) had identified lots within Red Mountain Ranch to participate in Lodgepole Pine research. The CSFS had created a report for that research and Mike Tarantino of CSFS had been invited to the meeting to explain the findings. Some lots had been identified in the early research as having trees with infestation and those trees had been removed. The cost of that tree removal was approximately \$9,000 and the 5 owners had paid a pro-rata share of that \$9,000. Mountain Treescapes had continued with the fire mitigation work at a cost of approximately \$26,000 and \$2,500 had been spent on work to obtain grant funds to assist with work over the next 4 or 5 years. The State grant had been unsuccessful and Rich and Mike recommended submitting a new application in 2024.

Mike Tarantino of CSFS explained the Mountain Pine Beetle Mitigation Effort 2023 report. Green packets containing product to stop the Mountain Pine Beetle from attacking the trees had been installed as well as traps to monitor the Mountain Pine Beetle. Mike explained the efforts had been reasonably successful and a small infestation had been identified on two lots (35 and 30) in the right of way easement. Greg explained the cost to remove those trees would be approximately \$6,400 and suggested the HOA

pay for that work as part of other tree removal expenses in rights of way. Mike recommended Scott of Mountain Treescapes remove those trees from the Ranch.

Mike said the report determined it was beneficial to continue with the current mitigation efforts to reduce the Mountain Pine Beetle, a 4 or 5 year project. Mike explained the materials, Verbenone and Green Leaf Volatiles packets, would cost approximately \$49,000 for the coming year. Labor costs would be approximately \$2,000 and a map would be produced showing the areas which would benefit from the packets in 2024. It was anticipated the map would show approximately one-third of the Ranch was impacted.

After a short discussion it was generally agreed the work of \$6,400 out of the \$45,000 allocated in the Budget needed to be done as soon as possible by Mountain Treescapes. In the future it might be necessary to allocate more than \$45,000 per year for mitigation work if a larger number of trees had to be removed due to infestation.

Mike was thanked for his work and Mike left the meeting.

It was agreed to review the updated CSFS map and email responses to Greg and determine how to fund the work. Rich said he would request a by lot breakdown from CSFS to assist with communicating the information to owners.

Marcus confirmed the Fire Department had the ability to demand signage to Fire Department specifications but had not done so yet.

After discussion about the Meyer Project, Greg made a motion that a mechanical room needed to be included within the 1,000 square foot garage, and the mechanical room could not consist of additional square footage. The footprint on the plans would remain the same. MaryLou seconded the motion and it was unanimously approved. Rob agreed to contact the owner and request revised plans which would be reviewed and approved via email.

It was agreed to continue to review the Emerson project plans. Marcus explained Colorado Statute had clear guidelines regarding renewable energy including wind turbines and solar panels and review of plans had to be completed within 60 days. Concern was expressed about the success of a wind turbine at the location and impact on the adjacent parcel. Concern was also expressed that the house was 38 feet tall, above the maximum height of 35 feet. Rob agreed to reach out with the architect.

There was discussion on road maintenance. The snow banks have been pushed back to improve drainage during spring runoff. Toad will monitor the problem area at 1377 Red Mountain ranch Road and control drainage as necessary. It was agreed a nonrefundable road fee of \$3,000 would be required for all new construction projects. Rob agreed to email Marcus and Marcus would prepare language to insert into the Design & Construction Guidelines.

At 4:11 p.m. Kip made a motion to go into Executive Session to discuss with the legal counsel the AmeriGas and County septic rule topics. Greg seconded the motion and it was unanimously approved.

At 4:35 p.m. Kip made a motion to leave Executive Session. Rich seconded the motion and it was unanimously approved.

Marcus left the meeting.

After discussion it was agreed to discuss the Fire Department request for signage/paddles at the entrance of each driveway at the 2024 Annual Meeting. Interested owners would be able to reach out to the Fire Department for the signage.

MaryLou said she would be leaving the Board and MaryLou was thanked for her work as a Board member.

MaryLou explained Margaret would be the contact for the front entrance work as well as designing signage for driveway entryways. Greg said Steve at Rocky Mountain Trees was familiar with the requirements of the front entrance plan. Greg confirmed cost would be within the budgeted amounts.

MaryLou said the street addresses on Red Mountain continued to cause confusion. Discussion was had on deleting the Upper and Lower Loop Street names and incorporating the streets into Red Mountain Ranch Road. The numbering would be sequential from 1 through 46 starting at the entry. The four spur/cul-du-sac roads would have sequential numbering from the intersection with Red Mountain Ranch Road. MaryLou agreed to explain to owners in the quarterly newsletter that the Board was discussing possible address changing. The topic would then be discussed at the annual meeting and cost and potential signage style would be available. MaryLou said she would continue to work on the list of potential new numbering.

Board members were encouraged to submit ideas for the quarterly newsletter and MaryLou, Rich and Greg would continue to work on the newsletter.

Prior to the meeting a financial report for 2023 had been sent to the Board. Rob said the Association was in a good financial position. Rob said he continued to follow up with two owners who were delinquent on dues. February financials would be circulated to the Board in the next few days.

MaryLou said Rocky would reach out to an owner who had expressed interest in hosting the annual meeting. Expenses would be paid by the Association. If necessary Rob would send an email out to all owners asking for volunteers to host the July 23, 2024 annual meeting.

Board meetings were scheduled for June 6, 2024, September 5, 2024 and December 5, 2024 all with a start time of 3:00 p.m. (MT).

Rob explained the Toad website was being upgraded. Rob said the upgrades would improve access and ease of use and AI would be utilized.

At 5:00 p.m. MaryLou made a motion to adjourn the meeting. Jason seconded the motion and it was unanimously approved.

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Greg Glosser, President

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Prepared by Rob Harper,  
Toad Property Management, Manager

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