

MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
MARCH 30, 2023

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on March 30, 2023 at 2:00 p.m. via Zoom.

Present:

Greg Glosser

MaryLou Skinner

Jason Martin

Rocky Kimball

Rich Tocher

Rick Bennett

Chad Chatfield

Chris Greene

Rob Harper, Toad Property Management

Alex Summerfelt, Toad Property Management

Rob called the meeting to order at 2:05 p.m. A quorum was established.

Jason made a motion to approve the minutes of the March 2, 2023 meeting. MaryLou seconded the motion and it was unanimously approved.

Rocky expressed concern about the large number of hours put in by the team working on forest management and stressed the time sensitive nature of the topic. Rocky explained five lots had been identified with pine beetle and those trees needed to be cut and removed promptly. Rocky said some of the 21 trees were large and the cost would be approximately \$10,000 and Scott Sorenson had said he would be able to perform the work by the May 15th deadline.

Rocky explained a second subject was an opportunity to participate in a Forest Service trial treatment program on the Lodgepole Pine. Rocky said owners would need to respond within two weeks if they wanted to participate in the trial treatment program and the cost varied per lot depending on the number of trees which required treatment.

Rocky said the third subject was the Colorado Wildfire Defense Grant following significant research by Rich Tocher and meetings with the Fire District, the Forest Service and the County.

Rick Bennett explained the older, mature trees, could not defend against the Pine Beetle in the same way the young healthy trees could. Rick said the treatment proposed by the Forest service would confuse the beetles and push the beetles away from the vulnerable

trees and push the beetles to areas where they could be trapped. Beetles would be active in mid-April and that was why it was necessary to act quickly.

Jason thanked the team for their extensive work and expressed concern about the areas in Colorado he had seen that had been devastated by the Pine Beetle. Jason said in his opinion he felt all property values in Red Mountain would be negatively impacted by a Pine Beetle infestation and it would be a benefit to all owners to have the Association spend Reserves or have a Special Assessment to fund work to remove the identified 21 trees or to do the preventative work proposed by the Forest Service.

Greg expressed concern about the Board committing to long term, multi-year expenses without involving all owners in the discussion. Rocky and Rich explained the work was time sensitive and some trees had been identified and it was necessary to respond to those quickly and then enter into a long term plan. Rick clarified the preventative work had been tested in other States successfully and it was organic and would not cause other issues. Rick said doing nothing might lead to the elimination of all Lodgepole Pine in Red Mountain.

Concern was expressed about assessing owners again, especially for something like the Pine Beetle which would be a continuing expense, and it was suggested the focus needed to be on fire mitigation.

Rocky said \$70,000 was the estimate for the chemical treatment for Lodgepole Pine trees in Red Mountain Ranch and \$10,000 for removing the 21 infected trees on 5 lots. Rocky said he had spoken to the five owners and made them aware of the issue and Rich said the trees had been tagged with yellow tape. Greg said owners would need to give approval to have trees cut on their land and also to hang the bags of chemicals on the trees might also require owner approval regardless of who was paying for the work.

Rocky confirmed the Forest Service had clarified the treatment of the Lodgepole Pine trees would be a multi-year study, pro-bono. The Forest Service had already committed a tremendous amount of hours of time, effort and resources for the minimal cost of \$2,000. A rough estimate indicated Lodgepole Pine accounted for approximately 25% of the trees on 26 lots of Red Mountain Ranch. Some of those 26 lots only had a few Lodgepole Pine trees but other lots were predominantly Lodgepole Pines.

Rocky explained he had been speaking to neighboring properties about fire mitigation and fire breaks. It would be necessary for the Board to consider if the expense for tree removal to make a fire break was an individual owner expense or an Association expense as the benefit would be for the greater good of the Association.

Rick said the Association would be submitting a matching grant application to the Forest Service and Rich said an application would also be submitted for fire mitigation. It was generally agreed it was a good idea to apply for any available grants. Greg said information needed to be shared with owners as there was a lot of information available.

Rocky explained the Forest Service would be willing to survey individual lots for the cost of \$85 and mark trees which needed to be removed due to infestation or fire danger. Rocky said that might be a way for owners to approach the Board or Toad with a reason why a tree or trees needed to be removed. Greg agreed inspections could be made to confirm marked trees were being removed for a specific reason and not just to improve view corridors. It was generally agreed owners should be encouraged to have the Forest Service make an inspection of individual lots.

Rich questioned if the Board wanted to do more fire mitigation work and it was agreed there needed to be a thoughtful plan of how to move forward with fire mitigation and how to fund that work.

After a long discussion it was agreed the Board would continue to discuss the opportunities to address the Pine Beetle/tree cutting issue and make a decision within a few days. It was agreed Board meetings to discuss specific topics, such as the Pine Beetle, would be beneficial in the future. Once the Board made a decision a letter would need to go to owners and Marcus Lock might need to provide legal advice regarding access to the lots, etc.

Greg, Jason, MaryLou, Rob and Alex remained on the call. Concern was expressed about the ongoing expenses for the Association and it was agreed there was a need to prioritize expenses. It was generally agreed the first questions were:

1. Marcus Lock to provide legal advice regarding access onto lots or tree removal. What format that permission needed to take.
2. Understanding how many years it would be necessary for the Forest Service to perform the protection of individual trees with the chemical pouches and potential cost.

It was generally agreed the Forest Service plan to tackle the Pine Beetle appeared to be well thought out and had been tested in other areas. Rob agreed to reach out to some HOAs in Colorado to find out how they dealt with Pine Beetle and how successful it was. Rob also agreed to reach out to Marcus Lock with questions regarding access.

MaryLou agreed to start drafting a letter to owners to communicate the Pine Beetle issue. Alex said he had a contact at RMBL who might be able to provide information regarding Pine Beetle.

Rob agreed to suggest some possible dates for a follow-up meeting and that meeting would also include some additional topics.

At 4:00 p.m. the meeting adjourned.

Greg Glosser, President

Prepared by Rob Harper,
Toad Property Management, Manager