

MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
APRIL 4, 2023

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on April 4, 2023 at 10:00 a.m. via Zoom.

Present:

Greg Glosser

MaryLou Skinner

Jason Martin

Rocky Kimball

Marcus Lock, Law of the Rockies

Rob Harper, Toad Property Management

Alexander Summerfelt, Toad Property Management

Rob called the meeting to order at 10:02 a.m. A quorum was established.

MaryLou made a motion to approve the minutes of the March 30, 2023 meeting. Jason seconded the motion and it was unanimously approved.

Marcus explained wildfire safety is addressed in the Covenants, Article 5, Section 15. Marcus said Article 6, Sections 8 and 13 addressed diseased trees and general nuisance and in his opinion those Sections, among others give the Association the right to address the pine beetle threat to the health of the trees in Red Mountain as a whole. A coordinated effort in Red Mountain by the Association might be beneficial to the entire community.

Marcus said Article 9, Sections 2.2, 2.3, 2.4, 3.2 gives the Board broad authority in making special assessments for tree removal for wildfire safety and efforts to deal with the pine beetle issues. Marcus said the Board also has the authority to promulgate Rules and Regulations consistent with the Covenants for removal of diseased trees on lots.

MaryLou confirmed owners of the 5 lots identified by the Forest Service with a pine beetle infestation had indicated a willingness to move ahead with the work as an owner expense.

Rocky explained the Forest Service emphasis was on the removal of the Phase 1 trees, the 5 lots, which the Forest Service had identified and that work needed to be completed as soon as possible. The second phase where trees throughout the Ranch would be treated was part of the Forest Service study and after additional discussion with the Forest Service it did not seem so urgent to get that work completed on all lots during 2023.

Annual inspections of all lots by the Forest Service would be beneficial and Marcus agreed to research if that was something the Association could authorize. Rocky said he or Rich Tocher had accompanied the Forest Service on any prior inspections. Rocky explained some owners might not mind the loss of a few Lodgepole Pine if they had a variety of species of tree on the lot. Without the diversity a lot which was predominately Lodgepole Pine might lose all trees to disease which would be an eyesore as well as a wildfire danger.

After discussion it was agreed the 5 owners would proceed with the removal of the 21 trees identified as diseased by the Forest Service.

Marcus agreed to draft Rules stating any identified diseased trees needed to be removed as an owner expense.

The Forest Service had indicated some lots could be treated against pine beetle but it was not essential for the success of the study that all lots be treated within the same year. MaryLou said she had drafted an informational/educational letter to owners and owners would need to respond by April 12th in order to sign up with the Forest Service for 2023 which might be too tight a timeframe as there was a lot to absorb. MaryLou said less than 10% of the trees on Red Mountain Ranch were Lodgepole Pine and Greg explained approximately one-third of the lots had some Lodgepole Pine.

It was agreed to discuss at the annual meeting and then the Board would decide if the pine beetle study would be an Association expense in the future. How to share the large amount of information with owners would need to be discussed prior to the annual meeting. Individual owners could proceed with the Forest Service as part of the study as an owner expense.

MaryLou agreed to finalize her letter to owners and share with Greg and Jason for review prior to the letter being emailed to owners.

Rob said adjacent lot owners had agreed to the driveway realignment for Lot 49. MaryLou made a motion to adopt the realignment of the driveway. Jason seconded the motion and it was unanimously approved.

Jason made a motion to accept the plans submitted by Andrew Knox for a barn at 515 Oversteeg Gulch Road. MaryLou seconded the motion and it was unanimously approved.

Rob said Scott Mendel had requested the refund of his \$25,000 construction deposit. It was agreed the deposit could be refunded as no architectural or legal fees needed to be deducted.

Rob said 1515 Red Mountain had requested approval for a patio and outdoor fireplace. Marcus explained that the Covenants prohibit outside open fires unless they are contained within a cooking or barbeque unit or grill. The Board will review plans on

a case by case basis just like other improvements taking into account covenant compliance as well as safety considerations. Rob agreed to relay this information to the owner.

Rob said a request had been received for fiber glass windows. After discussion it was unanimously agreed to deny the request.

At 11:11 a.m. the meeting adjourned.

Greg Glosser, President

Prepared by Rob Harper,
Toad Property Management, Manager

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