

MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
JUNE 1, 2023

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on June 1, 2023 at 3:00 p.m. via Zoom.

Present:

Greg Glosser

MaryLou Skinner

Jason Martin

Bill Lacy

Rocky Kimball

Rich Tocher

Rick Bennett

Marcus Lock, Law of the Rockies

Rob Harper, Toad Property Management

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

Jason made a motion to approve the minutes of the March 2, 2023, March 30, 2023 and April 4, 2023 meetings. MaryLou seconded the motion and it was unanimously approved.

Rocky said the removal of the identified diseased trees on five lots had not yet happened due to snow. Rocky explained there was a good plan in place with Scott Sorenson and work would be underway as soon as the conditions permitted. All five owners had agreed to cover the cost of that work. Rocky said the Forest Service had started to put the Pine Beetle packets onto the trees and there had been a good response from owners. Work would take two or three days.

Rocky explained Rich and Rick would be meeting with the Western Regional Wildfire Council for a site inspection. Rocky said the Wildfire Council would be able to assist with grants.

Rocky said they would also be meeting with the Colorado State Forest Service and the National Forest representatives to review the National Forest land outside of Red Mountain Ranch for potential fire breaks. Rich said the National Forest land bordered Red Mountain Ranch for approximately 3 miles. Access to that area might be via the Homeowners Trail. Rich said the Western Regional Wildfire Council would be willing to attend an informational meeting with owners. Mapping/graphics would be beneficial to show the various phases of the work and Rich asked for \$2,000 to fund that work. It was generally agreed that work should go ahead.

It was agreed the informational meeting with the Western Regional Wildfire Council would be a separate meeting and held a few days prior to the July 25th annual meeting.

Rocky and Rich explained a plan for Scott Sorenson's work in 2023 would be finalized after the discussion with the various entities and the focus would be on safe egress for owners in the event of a wildfire.

Greg thanked Rocky, Rick and Rich for their work.

Prior to the meeting driveway plans from Rich Tocher had been circulated to the Board for review. Jason made a motion to accept the driveway plans as presented. MaryLou seconded the motion and it was unanimously approved. Rich explained Spring runoff had lasted for 20 days and Rich said the current Lacy Construction work on the ditches was going well.

Rob explained Rick Bennett paid the deposit for the construction project and submitted plans for the Board to review. Kent Cowherd, architect, had confirmed everything looked good to him. Rick Bennett explained the plans had been previously submitted and the current plans were very similar and addressed drainage concerns. Jason made a motion to approve the plans as submitted. MaryLou seconded the motion and it was unanimously approved.

Rob explained plans, prepared by Andrew Hadley, architect, for Lot 1, the Bhanji project, had been circulated prior to the meeting for review. Jason made a motion to approve the plans as presented for the Bhanji project. MaryLou seconded the motion and it was unanimously approved.

Rob said plans, prepared by SHM architects, for Lot 3, the Ladik project, had been circulated for review. David Gross would be the contractor and Kent Cowherd, architect, was happy with the plans. MaryLou made a motion to approve the plans as presented for the Ladik project. Jason seconded the motion and it was unanimously approved.

Rob said there had been a meeting with Gary Hartman, the architect for the Isbell project and Gary would make revisions. When all revisions had been made and the review fee paid the plans would be sent to Kent Cowherd, architect for the Association, to review.

Bill explained Lacy Construction continued to work on the ditches throughout Red Mountain and in two to three weeks Bill said the ground should be dry enough to start work on the Woodard driveway. Rob confirmed the association was holding \$30,000 for the driveway project.

Rob explained Dan Murphy, architect, had submitted plans for a driveway on Lot 24. Bill and Greg said the driveway was for access for the drill rig and equipment. Concern was expressed that the plans did not indicate this was for a temporary driveway and it

appeared the request was for approval of a permanent driveway. A deposit together with detailed plans would be necessary if this was a permanent driveway. Rob said he had received a text confirming the location was the final driveway although the plans were not complete for a final review. Rob agreed to contact the architect stating a full set of plans for the driveway and the construction deposit was required for final approval. For approval of a temporary driveway plans for a 12 foot wide access with minimal cut and fill was required. It was agreed the temporary driveway plans could be reviewed and approved via email.

Rob confirmed payment had been made for the deposit on the entry signage. MaryLou said she would be meeting with Spencer to confirm the background material for the signs. Greg said Rocky Mountain Trees could not start up the irrigation system at the front entrance as there was still too much standing water. Rob said he would put together a spreadsheet showing how much money had been spent on the front entrance out of the \$250,000 special assessment. That information would then be included on the Budget.

Greg said a retaining wall for the Isbell project appeared to be on the lot line. Marcus said the Covenants did not specifically address a setback for a driveway but it was generally agreed it would be beneficial to have the retaining wall away from the lot line.

Locations for the annual meeting scheduled for July 25, 2023 at 5:00 p.m. were discussed. Board members agreed to reach out and report back via email by June 15th. Rob said draft documents would be sent to the Board for review and mailed to owners on or around July 1st.

Prior to the meeting a financial report had been circulated to the Board for review. In the future Vision Accounting would provide monthly financial reports. Rob explained expenses were high and in 2022 an additional \$85,000 had been spent. Rob confirmed the bank account had \$283,000 and \$125,000 of that would be spent on road maintenance. Reducing tree removal to \$30,000 instead of \$45,000 and road maintenance to \$100,000 instead of \$125,000 would help cash flow for 2023. Rob said the 2024 Budget had been based on actual expenses and recommended an increase in 2024 dues to cover the increased expenses. Rob said one owner was delinquent by approximately \$9,000 and Rob agreed to keep reaching out to that owner for payment.

After a long discussion it was agreed there would need to be a dues increase of at least \$500 and perhaps \$1,000. Rob confirmed the dues would still be in line with comparable subdivisions in the valley. Rob agreed to prepare a spreadsheet which could be shared with owners at the annual meeting to explain expenses and the need for increased income. Rob also agreed to provide the Board with some options for 2024 dues increases and revise the 2024 Budget expenses. Rob said a 2024 Budget would need to be approved prior to the July 1st mailing of the annual meeting documents so there would need to be another meeting in June.

Rob said revised construction plans for the Finley house would be emailed to the Board for review.

After the Budget Meeting and the Annual Meeting a board meeting was scheduled for September 7, 2023 at 3 p.m.

At 4:18 p.m. MaryLou made a motion to adjourn the meeting. Jason seconded the motion and it was unanimously approved.

Greg Glosser, President

Prepared by Rob Harper,
Toad Property Management, Manager

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