

MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
JUNE 6, 2024

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on June 6, 2024 at 3:00 p.m. via Zoom.

Present:

Greg Glosser

MaryLou Skinner

Jason Martin

Rich Tocher

Rob Harper, Toad Property Management

Marcus Lock, Law of the Rockies

Marla Crockett

Beth Taylor

Tara Stroup

Rob called the meeting to order at 3:00 p.m. A quorum was established.

Rob explained work was underway at the front entrance and looking good. Steve Curtiss of Rocky Mountain Trees & Landscaping was planting and installing irrigation. Greg said water pressure had been restored and irrigation at the front entrance and around the dumpster area would be possible. Greg said some work would be performed on the lighting at the front entrance once the landscaping had been finalized. Rich confirmed the pothole at the front entrance had been repaired. Rob agreed to follow up on a service of the gate at the front entrance.

Rich made a motion to approve the minutes of the March 22, 2024 meeting. MaryLou seconded the motion and it was unanimously approved.

Rich explained Scott Sorenson would be working on the Pine Beetle remediation. Tree removal along the upper and lower loops would then start. Work was anticipated to take two weeks.

Rich said the chemical packages to deter Pine Beetle had been ordered from the Forest Service and would be installed on the 25 lots who had agreed to participate. Rich explained several speakers had been lined up for a forest health and wildfire mitigation meeting to be held on the Ranch **a day** prior to the annual meeting. Notice of that meeting had been sent out to owners and all owners would be encouraged to attend.

Marcus Lock confirmed amendments had been made to the Construction Guidelines to include a \$3,000 nonrefundable road fee in addition to the \$25,000 construction deposit.

Marcus said the road fee and the construction deposit needed to be paid at the time of plan approval. Greg made a motion to approve the Construction Guidelines. Rich seconded the motion and it was unanimously approved. Greg would sign as President and the Guidelines would be effective June 6, 2024 except owners already going through the approval process would be subject to the prior Guidelines.

Rob said four owners had submitted plans for review by the Board and Kent Cowherd, the Association's architect had also review them.

After discussion it was agreed the design of the Daniel Dow 1,500 s.f. guest house, 1 car garage and 1 additional parking bay was acceptable to the Board as the parking would become part of the future main house plans. Additional information was required regarding the driveway as it was unclear on the present plans if the neighboring lot had granted approval for the driveway to be on a portion of their lot. Rob agreed to reach out to the Board and obtain additional information about the route of the driveway.

Concern was expressed about the alignment of the driveway on the Potts plans. A landscaping/soil disturbance plan was not included and confirmation of materials, fire mitigation plans and driveway would be required prior to approval by the Board.

Concern was expressed about the old driveway on the Nelson project. It was agreed the owner needed to submit landscape plans to document the reclamation of the existing driveway. Once the driveway reclamation plan was obtained the Board would approve the house design.

A request had been made for solar panels. Marcus provided State requirements for approval of solar panels. Concern was expressed about approving stand-alone solar arrays instead of adding solar panels on the roof. It was generally agreed the owner would be asked to design solar panels on the roof so long as such a requirement is consistent with state law. Concern was expressed about a wind turbine and after a short discussion it was unanimously agreed the wind turbine would not be approved unless approval was required by state law.

Tara Stroup had submitted revised plans. Tara had submitted plans for a temporary access route. Beth Taylor confirmed they liked and supported the planned route of the driveway. MaryLou made a motion to approve the temporary access route as submitted. Rich seconded the motion and it was unanimously approved. Tara confirmed final house plans would be provided. Tara left the meeting.

Rob confirmed annual meeting documents would be sent out shortly after the June 27, 2024 Budget meeting. Short Bios would be included for the three owners volunteering for two seats on the Board. The annual meeting would be at the Archer residence. Greg said he would coordinate with the Archers. MaryLou and Greg agreed to draft a short letter to owners giving them an update on projects during the past year. Marla Crockett confirmed she would be willing to volunteer for the Board. Marcus explained that under

the most recent amendment to the bylaws, there would be one Board seat for a 4-year term and one seat for a 5-year term.

Prior to the meeting an April 30, 2024 financial report had been circulated to the Board for review. Work with Lacy Construction for road maintenance had been capped to avoid overruns and the price included Magnesium Chloride. Rob would notify owners when the work would be performed.

Marla Crockett and Beth Taylor left the meeting.

At 4:28 p.m. MaryLou made a motion to go into Executive Session to discuss Pine Beetle and the house plan review process with legal counsel. Jason seconded the motion and it was unanimously approved.

At 4:47 p.m. MaryLou made a motion to leave Executive Session. Rich seconded the motion and it was unanimously approved.

At 4:48 p.m. MaryLou 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