

**MINUTES**  
**RED MOUNTAIN RANCH OF GUNNISON COUNTY**  
**ASSOCIATION, INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**JUNE 22, 2023**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on June 22, 2023 at 3:00 p.m. via Zoom.

Present:

Greg Glosser

MaryLou Skinner

Bill Lacy

Rob Harper, Toad Property Management

Rob called the meeting to order at 3:07 p.m. A quorum was established. Rob explained the purpose of the meeting was to discuss and approve the 2024 Budget.

Prior to the meeting Rob circulated a draft 2024 Budget to the Board. The 2023 annual meeting would be held at the Elevation Hotel, Mt. Crested Butte, on July 25, 2023 and the cost of the buffet dinner would be paid by the HOA. Greg said he felt confident future meetings could be held back on the Ranch as a couple of owners had expressed interest in hosting the meeting and social gathering.

Greg said operating expenses were running high and monthly financial reports in the future would help to track expenses. A dues increase, of approximately \$500 per lot, was necessary due to increasing costs. Rob confirmed the dues were in line with other 35 acre subdivisions in the valley. Greg said work was underway on the roads, after a hard winter, and the roads were looking good.

Greg anticipated \$50,000 would be spent in 2023 on the front entrance and did not expect large expenses for the front entrance in 2024. Some funds would be necessary for ongoing maintenance. Greg said he thought any work on the ponds at the front entrance would be projects for 2024 or 2025.

MaryLou made a motion to approve the 2024 Budget as presented. Bill seconded the motion and it was unanimously approved.

Rob said he would finalize the annual meeting documents and circulate to the Board for review. MaryLou said she was finalizing the cover letter.

Bill said more gravel might be necessary on the roads and it was agreed Greg and Bill would drive the roads and make a decision. Bill said he expected the final invoice to be under the estimated \$100,000.

At 3:20 p.m. MaryLou made a motion to adjourn the meeting. Greg 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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