

**MINUTES  
RED MOUNTAIN RANCH OF GUNNISON COUNTY  
ASSOCIATION, INC.  
MEETING OF THE BOARD OF DIRECTORS  
JUNE 26, 2025**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on June 26, 2025 at 3:00 p.m. via Zoom.

Present:

Greg Glosser

Rich Tocher

Kip Richards

Jason Martin

Rob Harper, Toad Property Management

Marcus Lock, Law of the Rockies

Rob called the meeting to order at 3:01 p.m. A quorum was established. Rob explained the purpose of the meeting was to approve a Budget and to discuss the Emerson construction plans for Lot 51.

At 3:03 p.m. Kip made a motion to enter Executive Session to discuss the Lot 51 construction plans with legal counsel. Rich seconded the motion and it was unanimously approved.

At 3:07 p.m. Greg made a motion to leave Executive Session. Kip seconded the motion and it was unanimously approved.

Marcus left the meeting.

Rob agreed to reach out to Gary Hartman, the Emerson's architect, to discuss a compromise proposed by the Board.

**ACTION ITEM: Rob to contact Gary Hartman to discuss the compromise proposed by the Board.**

Prior to the meeting a draft 2026 Budget had been circulated to the Board for review. Rich explained the Grant fund and tree maintenance income and expense line items. Rob explained he anticipated three new construction projects in 2026.

Rob said funds had been moved from the Operating Account into the Reserve Account, an interest bearing account. Rob suggested leaving dues at the current level for at least one more year. Rob said he would close a Reserve account holding approximately \$7,000 and move those funds to the general Reserve.

**ACTION ITEM: Rob to close the small Reserve account, as soon as possible, and transfer the funds to the larger Reserve account.**

Greg said Marla had the name of a contractor who might be interested in bidding for future road maintenance.

Rich said the Whites had requested approval to remove trees. The trees, approximately 80 to 100, had been identified and marked within the building envelope. Some diseased trees, some thinning due to over crowding and some fire mitigation in accordance with Gunnison County guidelines. It was agreed the removal of the marked trees was acceptable. The Whites had also requested a fence and several options had been proposed to keep their small dogs contained. The request had been to fence the entire building envelope. After discussion it was generally agreed a split rail fence with wire at the base was acceptable but the fenced area had to be smaller than the entire building envelope. Greg agreed to contact the Whites with the decision.

**ACTION ITEM: Greg to contact the Whites as soon as possible.**

Kip made a motion to adopt the 2026 Budget as discussed. Jason seconded the motion and it was unanimously approved. Rob said the annual meeting documents would be finalized and sent to the Board for a final review prior to sending them to all owners.

**ACTION ITEM: Rob to finalize annual meeting documents and mail to all owners as soon as possible.**

Greg confirmed the newsletter had been completed and he would email it to Rob for inclusion with the annual meeting documents.

**ACTION ITEM: Greg to email the newsletter to Rob as soon as possible.**

Rob confirmed Mark White, Brian Wells and Everett Johnson had volunteered to join the Board for one vacant seat. Rob said Bios for the volunteers would be included in the annual meeting documents. Greg thanked Kip for his long service on the Board.

At 3:35 p.m. Kip made a motion to adjourn the meeting. Rich 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