

**MINUTES**  
**RED MOUNTAIN RANCH OF GUNNISON COUNTY**  
**ASSOCIATION, INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**JUNE 27, 2024**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on June 27, 2024 at 3:00 p.m. via Zoom.

Present:

MaryLou Skinner

Jason Martin

Rich Tocher

Kip Richards

Marla Crockett

Rob Harper, Toad Property Management

Marcus Lock, Law of the Rockies

Rob called the meeting to order at 3:03 p.m. A quorum was established.

Rich made a motion to approve the minutes of the June 6, 2024 meeting. Jason seconded the motion and it was unanimously approved.

MaryLou said the Forest Service would be making an inspection of a lot to confirm the potential cost of mountain pine beetle remediation. MaryLou agreed to provide some bullet points to Marcus and Marcus would draft a letter to the owner. Rich explained the Forest Service had identified 11 mountain pine beetle infested trees on the lot. It had been agreed the trees close to the Upper Loop would receive the mountain pine beetle packets at an Association cost.

Marcus confirmed the Design Guidelines could be amended to provide that solar arrays must be placed on a roof, unless otherwise required by Colorado law.

Marcus left the meeting.

Prior to the meeting a draft Budget had been distributed. Rob said the Association was in good financial shape based on the figures at May, 2024. Rob explained the current figures indicated a transfer to the Reserve Account at year end of \$76,000, for future capital projects, would be possible. Rich said the perimeter fence was in pretty good shape. The cost in the Budget for perimeter fencing had been increased as Trapper of Davidson Wildlife had retired and Toad or a new contractor would maintain the fence. Rob explained the draft Budget for 2025 did not have a dues increase.

Rob said over the next 18 months he was attempting to document seasonal requirements for each Association so that reference information could be passed to the new owner of Toad to avoid knowledge being lost.

Marla suggested including a Balance Sheet, not just account balances, in the Annual Meeting documents and Rob said he would do that. Rob confirmed the Association had approximately \$283,000 in the Bank in 2023 and for the same time period in 2024 had \$284,000.

MaryLou said a letter to owners had been drafted and Rob agreed to add a paragraph regarding the Association's finances.

MaryLou said she had been working with the owner and arrangements were in place for the annual meeting. A food truck had been booked, tables, chairs and linens booked and the three car garage would be the back up location if weather did not allow owners to gather outside.

Rob explained Management Fees had increased by 6% and the Design Review expense had been increased but that expense was offset by Construction Review Fees.

It was generally agreed additional road maintenance would be necessary as construction traffic had increased significantly.

MaryLou made a motion to adopt the 2025 Budget as presented. Kip seconded the motion and it was unanimously approved.

Rob said draft documents for the annual meeting would be circulated to the Board for review and then sent to all owners. It was agreed to once again discuss changing street addresses at the annual meeting. MaryLou agreed to print off information she had so owners would be able to reference the proposal during the meeting.

At 3:44 p.m. MaryLou 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