

**MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 1, 2022**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on September 1, 2022 at 3:00 p.m. via Zoom.

Present:

Greg Glosser
MaryLou Skinner
Bill Lacy
Jason Martin
Kip Richards
Rich Tocher
Rocky Kimball
Scott Mendel
Todd Marksberry
Rob Harper, Toad Property Management
Alex Summerfelt, Toad Property Management
Marcus Lock, Law of the Rockies
Sean Caffrey, Crested Butte Fire Protection District

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

Kip made a motion to approve the minutes for the June 16, 2022 and July 26, 2022 meetings. Jason seconded the motion and it was unanimously approved.

After a short discussion Bill made a motion, Kip seconded the motion, and the following board positions were unanimously approved:

President	Greg Glosser
Vice President	Bill Lacy
Sec/Treasurer	MaryLou Skinner

Rob introduced Sean Caffrey from the Crested Butte Fire Protection District. Sean explained the public safety radio system needed to improve coverage in the CB South and Cement Creek area. A tower on the east side of the highway would not have line of sight with other towers and the ridge near the intersection of Red Mountain Ranch Road/Oversteeg Gulch Road would give line of sight. The proposed height of the tower was not known at this time. Sean said other providers, such as cell phone companies, might want to utilize the tower. Approximately 0.25 acre of land with power and a road would be required for the tower and the landowner would be compensated via leasing agreements. Marcus explained the Covenants did not permit towers on Red Mountain

Ranch and approval of the project would require 67% approval of all owners. Sean agreed to find out the proposed height of the tower and get back to the Board with additional information. Sean left the meeting.

Marcus said that his office has been in communication with Aaron Huckstep, legal counsel regarding the Woodard driveway. The current plan is for Bill Lacy to put in the new modified driveway by December 1, 2022. If the work could not be completed by that date the money to install the driveway would be given to the Association and another contractor could perform the work.

Greg and MaryLou had reviewed the Mendel plans. Greg said he had spoken to Dan Murphy, the architect, and new plans would be submitted. Scott Mendel explained the new plans would probably be available in a week.

There was nothing new to discuss on the Fink previously requested building envelope change.

It was generally agreed a tall tower close to a road in any location on the Ranch would be unsightly and would potentially be a problem in the future. Rob said he would reach out to the Crested Butte Fire Protection District to let them know the Board was not in favor.

Rob explained the next topic would be beetles and general forest health. Rocky Kimball explained Peter of the Colorado State Forest Service had advised him that grant money had been doubled for the local area and it might be possible to obtain a grant with a 50/50 match for tree removal/thinning. Rocky said the deadline for the grant application was mid-October and Rich Tocher had volunteered to assist with the preparation of the application. Rocky explained he had reached out to Scott Sorenson, of Mountain Tree Scapes, for some estimates as the application would require cost per acre for the work. The Association would need to commit to a 5 year plan and Rocky and Rich felt the first phase of any work should be expanding the work from the side of the roads to 40 feet each side. Peter had identified a couple of areas, from aerial views, on the Ranch where tree removal work needed to focus and that would be the second phase and the final phase would be fire mitigation in coordination with the Gunnison National Forest.

After a long discussion it was agreed to proceed with the grant application asking for \$200,000 over the next five years. The Association already had \$40,000 per year written into the Budget for tree maintenance and it would not be necessary to request additional funds from owners to reach the \$200,000 match. Scott Mendel suggested finding out if the grant was funding up front or if the Association would have to spend the funds and then request reimbursement of the 50% share. Rocky said Robert Taylor had volunteered to assist with the grant application and Scott Mendel volunteered to review the application prior to submission. Rich Tocher said the grant application needed to be submitted by October 19, 2022 and prior to that submission the grant would be circulated to the Board for a final review and it was agreed Greg would sign as President of the Association.

Rob said he was once again working with Jake of England Fence to get the gate operational. A part had to be ordered and Jake would install as soon as possible.

MaryLou said Spencer Gordon was working on a sign to match the new gate. Greg said they had met with Steve Curtiss of Rocky Mountain Trees & Landscaping and once the sign was in place the landscaping could be installed. Steve would also work on the irrigation while waiting for the sign to be installed. Greg said Bill would continue adding dirt in the dumpster area. The plan is to revegetate along both sides of the asphalt and utilize the old dumpster location for HOA parking when dropping a car to ride bikes, etc. Greg said new lighting at the sign was being reviewed. Reseeding would occur with the remainder of the work being carried out in the Spring. Progress was being made but slow due to labor shortages in the valley.

MaryLou expressed concern about the numbering and street addresses of homes within the Ranch and said people were frequently asking for directions. MaryLou explained she had prepared a spreadsheet to number homes from the start of Red Mountain Ranch Road (for example, 1 through 40) with the spur roads retaining their names. Greg suggested a uniform address rock at the entrance of each driveway with the new number and MaryLou suggested two different forms of signage so there was still some continuity but owners were not forced to change to a large rock. MaryLou said she had reached out to the Fire District and the County and the change would be welcomed. Rob stressed the need to have the transition to new street addresses happen smoothly. The Board agreed to continue to work on concept design and cost estimates. Further the Board agreed the idea needs to be presented to the HOA and receive majority approval to implement. MaryLou agreed to circulate her spreadsheet to the Board for review and the next steps would be discussed at a future next meeting.

Greg said work at Coal Camp Road had been underway and drainage issues were being dealt with. Work would continue as it was acknowledged the road required a lot more attention. Greg said ditch work was required at other locations.

At 4:11 pm 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