

**MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 4, 2025**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on September 4, 2025 at 3:00 p.m. via Zoom.

Present:

Greg Glosser

Rich Tocher

Jason Martin

Marla Crockett

Bryan Wells

Rob Harper, Toad Property Management

Jesse Drees, Toad Property Management

Collin Schuhmacher, Toad Property Management

Marcus Lock, Law of the Rockies

Rob called the meeting to order at 3:02 p.m. A quorum was established.

Collin Schuhmacher, the owner of Toad, introduced himself and encouraged the Board to reach out to him with questions.

Rich made a motion to approve the minutes of the June 26, 2025 meeting. Marla seconded the motion and it was unanimously approved.

Bryan Wells had been elected to the Board at the July 2025 annual meeting. Rob explained board positions needed to be established for the next year. Jason made a motion to keep Board positions the same for another year. Bryan seconded the motion and it was unanimously approved.

President	Greg Glosser
Vice President	Rich Tocher
Secretary / Treasurer	Marla Crockett

After email exchanges the Emerson, Lot 51, construction plans had been approved. Rich made a motion to approve the Emerson, Lot 51, plans as presented. Marla seconded the motion and it was unanimously approved. An approval letter would be sent to the Emersons.

ACTION ITEM: Rob to send approval letter to the Emersons.

Rob said the Stroup plans had been approved and an approval letter would be provided so the plans could go to the County.

ACTION ITEM: Rob to send approval letter to the Stroups.

The Board had been working on revisions to the Design Guidelines and those amendments would be discussed in Executive Session along with other topics requiring legal advice.

At 3:09 p.m. Jason made a motion to enter Executive Session to discuss matters with legal counsel. Greg seconded the motion and it was unanimously approved.

At 3:45 p.m. Greg made a motion to leave Executive Session. Rich seconded the motion and it was unanimously approved.

Marcus left the meeting.

Rich made a motion to approve the Design Guidelines as presented. Marla seconded the motion and it was unanimously approved. Rob said he would post the revised Design Guidelines on the website for owner review.

ACTION ITEM: Rob to post revised Design Guidelines on the Toad website.

Marla expressed concern that the Design Guidelines had completion of a home within 18 months but the Covenants stated completion within 12 months. The Covenants could be amended in the future as it had been challenging to complete a home in less than 24 months.

The Whites had submitted a request for a fence with two options, one marked in blue and one marked in red. After discussion Marla made a motion to approve the fence option marked in red. Greg seconded the motion and it was unanimously approved. Greg agreed to notify the Whites.

ACTION ITEM: Greg to notify the Whites regarding fence.

Greg said he had met with Rocky Mountain Trees to discuss screening for the dumpster as the berms had settled. An estimate of approximately \$20,000 had been provided to plant a mix of Willows and Choke Cherry, 10 on the downhill berm and 5 on the uphill berm, and add irrigation. Some work could be performed in the Fall with the remainder of the work performed in the Spring. Concern was expressed that the Willows would require a lot of water and Rocky Mountain Trees had confirmed the Spring would provide sufficient water for the berm and for the front entrance. A one year guarantee for the plants would be requested and some reseeding would also be performed. After discussion Greg made a motion to accept the proposal from Rocky Mountain Trees with all planting performed in the Spring. Jason seconded the motion and it was unanimously

approved. Greg agreed to notify Rocky Mountain Trees and get the work on their schedule for the Spring.

ACTION ITEM: Greg to contact Rocky Mountain Trees.

Rob said there had been reports of bears in the neighborhood and a bear had been getting into the dumpster despite the bear resistant dumpster lid. Rob agreed to email owners to alert them to the bear activity and the need to take trash to the dumpster during daylight hours until the bears went into hibernation.

ACTION ITEM: Rob to email owners about bears.

Rich explained Mountain Treescapes had completed approximately 16 days of work along the edge of the roads. Invoices for the work together with owner invoices for work performed on individual lots would be presented so grant funds could be released as soon as possible. Rich and Greg would be meeting with the Forester to discuss the release of the grant funds.

It was agreed the grant application paperwork could be shared with an Ohio Creek subdivision who were considering similar work.

A report from the State regarding Beetle treatments and success would be available during the Winter.

Mountain Treescapes would continue work along the road sides in Spring 2026.

Rob said cows had been getting through the fence on a few occasions. Rob explained he had reached out to the Spann's fencing contractor and that contractor would be engaged for the 2026 fence work. The Reserve and the Spanns had also been repairing their portions of the fence as necessary. Marcus had provided a copy of the written agreement for fence repair as the fence line was divided into north/south and east/west responsibilities.

An owner had requested reimbursement for the cost of clearing cow poop from their driveway and lot. It was generally agreed many owners had experienced similar issues and reimbursement had never been made and the Association would not reimburse for that work. Attempts would be made to improve fence maintenance in the future and having the same contractor as the Spanns would be beneficial.

The entry gate was being left open and England Fence had suggested vehicles parked inside the loop caused the gates to open and remain open until the vehicles moved. To move the loop closer to the gate would cost approximately \$2,000. It was agreed to monitor the gate operation from both sides and discuss at a future meeting.

A July 31, 2025 financial report had been circulated to the Board. Rob said fence expenses might exceed Budget but snow removal was significantly under Budget. There

was approximately \$100,000 in the bank and it was anticipated expenses would finish the year under Budget.

Rob confirmed it was the final year of waiving dues for one owner, currently \$3,000 per year, for the dumpster easement.

Board meeting dates through 2026 had been circulated to the Board.

The AppFolio software would not be used to circulate “For Sale” items to the owners.

At 4:28 p.m. Bryan made a motion to adjourn. Greg seconded the motion and it was unanimously approved.

Greg Glosser, President

Prepared by Rob Harper,
Toad Property Management, Manager

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