
MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 5, 2024

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on September 5, 2024 at 3:00 p.m. via Zoom.

Present:

Greg Glosser
Jason Martin
Rich Tocher
Kip Richards
Marla Crockett
Rob Harper, Toad Property Management
Ryan Darby, Toad Property Management
Marcus Lock, Law of the Rockies

Rob called the meeting to order at 3:01 p.m. A quorum was established.

Rich made a motion to approve the minutes of the June 27, 2024 meeting. Marla seconded the motion and it was unanimously approved.

At 3:03 p.m. Greg made a motion to go into Executive Session to discuss revisions to the Design Guidelines with legal counsel. Rich seconded the motion and it was unanimously approved.

At 3:29 p.m. Marla made a motion to leave Executive Session. Kip seconded the motion and it was unanimously approved.

Marcus Lock left the meeting.

Kip made a motion to appoint the following officers, Jason seconded the motion and it was unanimously approved:

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

Rich explained work with Mountain Treescapes and Colorado State Forest Service was completed in July. Invoices for the Forest Service work had been sent to 21 owners. Payment in full had been received from 19 of those owners. Rich would provide Toad with a spreadsheet regarding the 20% refund to those 19 owners and Toad would make the refunds.

Rich said he was working with Rick Bennett on the Grant Application for fire mitigation funds in 2025 and the application would be submitted by the December 10, 2024 deadline.

Rob confirmed a conditional approval had been given to the Robisons (Lot 24). Amended plans, with the small changes, would be submitted for the Board to review.

Marla agreed to draft a Fall newsletter and board members would email topics for the newsletter. Once the Board finalized the newsletter Rob would email it to owners.

Rob explained Toad had been repairing the perimeter fence. Rob said he had not received any calls about cows inside the Ranch. Rich asked for the top wire to be smooth wire.

Rich said at the annual meeting ten owners had indicated they would support an address change. Concern was expressed about the amount of work every owner would need to do. It was agreed to revisit the topics at a future meeting when the Board was not so busy.

Rob said he had been working with Kent Cowherd, architect, to review the design checkpoints and monitor construction projects at various stages. Rob explained Kent was willing to go out and make the inspections and Toad would alert him when he needed to make those inspections. Greg suggested new signage at the entrance of all construction sites. Letters to owners and builders when construction plans were approved and deposits paid would be sent by Toad.

Marla stressed the importance of having a board liaison on any Committees. Marla agreed to provide some templates to the Board which would help to outline the responsibilities and aims of the Committee. Templates would initially be completed for the existing Stewardship and New Member committees.

Rob explained annual audits of financials for an association could be expensive. Rob agreed to review State law to determine if it was necessary for the association to have an annual audit.

Prior to the meeting July 2024 financials had been circulated to the Board for review. Rob explained fence repair expenses would be moved to the specific line item for Fence Repair instead of Repairs and Maintenance.

Greg said recent rains had caused damage to part of the road. Lacy Construction would provide an estimate to replace the culvert and clear the nearby ditches.

Greg explained the drilling of micro piles at the Johnson lot had encountered some issues and the owner wanted to discuss drilling of micro piles outside the building envelope as a test. Greg and Marla would be meeting with the architect, geotechnical and the

contractor to obtain additional information. Rich said more information was necessary before attempts were made to move a building envelope.

Rob said the new owner of Toad would participate in the next board meeting.

At 4:15 p.m. Greg made a motion to adjourn the meeting. Kip seconded the motion and it was unanimously approved.

Greg Glosser, President

Prepared by Rob Harper,
Toad Property Management, Manager

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