

**MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 9, 2023**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on September 9, 2023 at 3:00 p.m. via Zoom.

Present:

Greg Glosser

MaryLou Skinner

Bill Lacy

Jason Martin

Kip Richards

Rob Harper, Toad Property Management

Marcus Lock, Law of the Rockies

Rich Tocher

Rocky Kimball

Aaron Johnson, Western Region Wildfire Council

Scott Mendel

Everett Johnson

Rob called the meeting to order at 3:05 p.m. A quorum was established.

Rich Tocher explained Aaron Johnson of the Western Region Wildfire Council (Council) was participating in the meeting and multiple owners had contacted Aaron after the owner presentation just prior to the annual meeting.

Aaron Johnson said he had met with 10 owners so far to discuss wildfire mitigation for those specific lots. Aaron explained he had discussed a couple of programs offered by the Council with those owners. The vegetation management cost share program could offer as much as 75% reimbursement of the cost. Aaron explained owners would contract with in-house foresters or specific contractors with the Council overseeing the project. Owners would pay the full cost of the work to the contractor and within 15 business days the Council would reimburse the owner with the agreed upon percentage. The second program would be an Association wide program with a forest treatment plan designed for the community and the Council would obtain grants which could be as much as 100% of the work.

Aaron explained another option would be a community wildfire protection program which would involve multiple entities in the local community and the assessment/reporting might allow the Association to obtain additional grants from the County program, the CWPP.

Aaron said the Council was extremely busy and there would be a waiting list for the community program and an initial assessment might happen in August 2024 with work occurring in Spring/Summer 2025. Aaron said the County would be updating the CWPP and as the Association did not own a lot of common land there might not be benefit for the Association pursuing the community wildfire protection program.

Aaron explained the vegetation management program would work with individual owners and was not dependent on a majority of owners within the Association signing up for the work.

Aaron said a first step for the Association programs would be for the Council to reach out to all owners and gauge interest in the program. Once that information was available it would be possible to research grant options. At other local associations the sign-up had been approximately 70% and once work started other owners had expressed interest and a second round of work had been scheduled with a new grant.

Aaron explained the existing 75 foot road easement was not sufficient for the Council's requirements for fire safe ingress/egress. The Council would look for 50 feet from the center of the roadway and owners would need to give approval for the work which would expand the work already carried out by the Association within the 75 foot road easement. Rich Tocher suggested approaching owners above White Buffalo to obtain approval to work on land 50 feet from the center of the roadway to improve fire safe ingress/egress.

Aaron Johnson was thanked for his time and Aaron, Rocky and Rich left the meeting.

Kip made a motion to approve the minutes of the June 1, 2023 and June 22, 2023 meetings and also approve the Domestic Water Resolution. MaryLou seconded the motion and it was unanimously approved.

Rob explained the plans for the Johnson home on Lot 24 had been reviewed. Greg made a motion to approve the house plans submitted by Lot 24, the Johnsons. Kip seconded the motion and it was unanimously approved.

Greg explained the Design Guidelines included a road deposit to cover damage to the road during construction. Greg suggested establishing one reasonable fee for all new construction instead of trying to review and set a fee for each construction on a case-by-case basis. Bill Lacy said he would be able to review prior expenses and suggest a fair cost. Marcus said a fee per linear foot of roadway would be an option and Rob said Buckhorn charged a road fee of \$2,500 for all new construction and Larkspur would be adopting a similar charge in the future. Marcus agreed to add language to the Design Guidelines once the Board decided on an exact figure for the non-refundable construction fee for road repair. Everett Johnson would not be subject to the new fee as approval had been granted prior to the road fee being established.

Rob said signs were now installed at the entry way and two additional signs would be added. Greg said the Spring, which provided water for irrigation at the entryway, was

still running. Steve of Rocky Mountain Trees & Landscaping had a plan to blow out the 4 inch pipe as he felt a clogged pipe was preventing water reaching the front entrance. Greg confirmed approval from an owner above the Spring had given approval for a truck to go across that lot to blow out the pipe. Once water was once again flowing the new irrigation would be added to the front entrance and to the dumpster location.

Greg explained Spencer Gordon was still waiting on the powder coated steel and as soon as the materials were obtained Spencer would work on the signage and the rock work.

Prior to the meeting Rob said a financial report, through July, had been distributed to the Board. The Association had approximately \$135,000 in the Bank and there were no delinquent dues. The new Budget would be effective from January 2024.

Greg explained the Board had discussed a potential amendment of the Covenants to change size and use of structures on lots as outlined in the Covenants. The Board had unanimously decided that it would not support a change to the Covenants. Marcus Lock explained just a few associations in the valley had not been subject to the recent size restrictions introduced by the County as part of the LUR. Red Mountain Ranch was one of the few associations able to continue with the maximum square footage, 7,500 s.f., as outlined in the existing Covenants. Marcus explained under the new regulations structures exceeding the LUR requirement of homes not to exceed 5,000 s.f. or for total structures not to exceed 7,000 s.f. would have to go through a Minor Impact Review process and Marcus said in his opinion the County was unlikely to approve the request. Marcus cautioned a change to the existing Covenants might result in the County removing the partial exemption status of Red Mountain Ranch and in his opinion that would have a negative impact on property values as the maximum square footage might be reduced by 500 s.f.

Scott Mendel said owners would only seek to adopt a clarification/reallocation of square footage in the Covenants and would not attempt to make a change that would lose the partial exemption status currently enjoyed by Red Mountain Ranch. Marcus said in his opinion the County would need to specifically address in writing the potential changes of the Covenants and state that the partial exemption status would not be impacted by the change. Marcus explained, in his opinion, the prior communication from Cathy Pagano at the County had not specifically addressed the potential amendment of the square footages in the Covenants.

Scott Mendel and Everett Johnson left the meeting.

As there was no New Business at 3:56 p.m. Kip made a motion to go into Executive Session to discuss legal matters with legal counsel. Jason seconded the motion and it was unanimously approved.

At 4:11 p.m. Greg made a motion to leave Executive Session. Kip seconded the motion and it was unanimously approved.

At 4:12 p.m. the meeting adjourned.

Greg Glosser, President

Prepared by Rob Harper,
Toad Property Management, Manager

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