

MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
JANUARY 23, 2020

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on January 23, 2020 at 2:00 p.m. at the Office of Toad Property Management, 318 Elk Avenue, Crested Butte, Colorado.

Present:

Bill Lacy

Mary Lou Skinner

John Geist (by phone)

Kip Richards (by phone)

Greg Glosser (by phone)

Rob Harper, Toad Property Management

Scott Kelley, Toad Property Management

Rob called the meeting to order at 2:04 p.m. A quorum was established with all five board members participating.

Rob said Ted Colvin had withdrawn the plans submitted on behalf of Bruce Crockett and revised plans would be submitted. Greg explained the plans submitted would have significantly exceeded the maximum square footage of 7,500 as outlined in the Covenants. After discussion it was agreed the Board, in accordance with the Covenants, could not approve square footage above the maximum of 7,500 and 67% of owners would need to approve an amendment to the Covenants to increase the maximum square footage. It was agreed Rob would draft a response to Ted Colvin and Bruce Crockett and circulate to the Board for approval.

Bill confirmed the Covenants addressed the cutting of trees on a lot and there was an established process in place for owners to approach the Board and request permission to remove trees for safety reasons.

Rob said Randy Garcia had once again requested removal of the remaining logs stored on a portion of his lot from the recent tree removal process. Bill agreed to schedule the burning of the logs. Different methods of disposal of the trees would be necessary for the future as the trees needed to be trucked away or chipped on site.

Rob said there would not be funds available for tree removal in 2020 without having a special assessment. It was agreed ongoing maintenance would be necessary once Scott had finished working around the entire Ranch and a \$500 per lot dues increase for 2021 would be presented at the annual meeting. After discussion Kip made a motion for a \$1,000 special assessment, per lot, due by June 1, 2020, for the 2020 tree removal. John seconded the motion and it was unanimously approved.

Greg said Aaron, the owner of White Buffalo Ranch, was agreeable to reducing the size of the pond at the front entrance. Greg agreed to speak to Aaron and set up a meeting to prepare a game plan which could be reported at the annual meeting. Bill said he would continue searching for the material to fill and line the pond at the least cost to the Association.

Rob said CenturyLink had completed connection of the improved internet service but had not been able to run the fiber optic cable underground and there was the risk of the exposed cable being damaged during the winter. Rob said CenturyLink would be back in the Spring to continue work. Problems had been encountered to get signed up for the higher level of service and it was unknown if owners had received any benefit yet.

Rob said a new format was used for budget versus actual reporting and would be a benefit going forward. Rob said snow removal was over budget for 2019 and with the cost of the tree removal there had been concerns about cash flow problems during 2019 although the Association had finished the year with approximately \$7,000 to spare. The 2020 Budget had increased the snow removal line item and the 2020 tree removal would be funded by the new special assessment.

After discussion it was agreed to unplug the Christmas lights and remove all the lights in the Spring and work on a plan for Christmas lights in the future. Mary Lou said several owners had expressed interest in helping with a design and working with the Toad crew. Mary Lou explained the base plates had been received for the new lights at the entrance and installation would happen soon. Greg suggested reviewing lighting options to replace the floodlights shining on the rocks to improve the appearance at the front entrance.

Greg said they would be willing to once again host the annual meeting and suggested a date be set as soon as possible.

The meeting adjourned at 3:03 pm.

Bill Lacy, President

Prepared by Rob Harper, Manager