

MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 15, 2020

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on October 15, 2020 at 11:00 a.m. via Zoom.

Present:

MaryLou Skinner

Bill Lacy

John Geist

Greg Glosser

Kip Richards

Chet Boyce, Toad Property Management

Marcus Lock, Law of the Rockies

Chet called the meeting to order at 11:02 a.m. A quorum was established with all board members participating.

Greg and Kip gave short updates regarding communication with the individual who caused damage to the gate and Marcus explained the process to press charges and also the alternative of recovering repair costs for the damage to the gate through a civil lawsuit.

After discussion it was agreed Marcus would draft a demand letter to the individual who caused the damage to the gate. Chet agreed to provide Marcus with the estimates for the repair of the damage and also a timeline of the events leading up to the damage of the gate. The individual would be given a week to respond, and once that response was received, the Board would decide how to move forward.

Marcus said he was working on the fine schedule for owners short term renting, which is prohibited in the Fourth Amendment of the Covenants, or camping on a lot in excess of the 30 days per year, which is prohibited in the Covenants.

Greg said he had spoken with the owner of 455 Oversteeg Gulch Road, Channing Woodard, and encouraged the owner to respond to Marcus within the timeline. The additional driveway was not approved by the Association. It was agreed to discuss again once the owner responded.

Marcus left the meeting.

Greg said he had spoken with England Fence and Kooler about the two estimates for gate repair and operating upgrades. Greg said once everything was considered the two estimates were both approximately \$20,000 with \$10,000 to \$15,000 of that cost being as a direct result of the recent damage. Greg said England Fence did not think they would

be able to perform the work on the gate until January or February and Kooler, although not so familiar with the Door King operating system, would be available to perform the work sooner. MaryLou suggested moving the gate closer to the Highway so the dumpster would be inside the gate and MaryLou circulated a simple map with a reimagined concept for the front entrance. After discussion it was agreed to move forward with Kooler for the gate repairs and relocating the gate would be discussed in the future.

Chet agreed to send both gate bids to Marcus Lock and the individual who damaged the gate would be asked to pay the \$10,945, the lower of the two bids.

It was agreed MaryLou would contact the landscape architect and have the initial planning work for the front entrance completed up to a cost of \$3,000. Once more information was received from the landscape architect the Board would discuss the next steps.

Greg said there would need to be another \$1,000 special assessment to continue the tree removal/thinning around the Ranch and that could go out with the 2021 invoices.

Greg said Channing Woodard, the owner of 455 Oversteeg Gulch, would be requesting a hearing with the Board to discuss the driveway and that meeting would happen in the next couple of weeks.

MaryLou made a motion to adjourn the meeting at 11:55 am. John seconded the motion and it was unanimously approved.

Bill Lacy, President

Prepared by Rob Harper,
Toad Property Management, Manager