

**MINUTES**  
**RED MOUNTAIN RANCH OF GUNNISON COUNTY**  
**ASSOCIATION, INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**OCTOBER 22, 2019**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on October 22, 2019 at 9:00 a.m. at the Office of Toad Property Management, 318 Elk Avenue, Crested Butte, Colorado.

Present:

Bill Lacy

Mary Lou Skinner

John Geist (by phone)

Rob Harper, Toad Property Management

Rob called the meeting to order at 9:09 a.m. A quorum was established with three of the five board members participating.

Mary Lou made a motion to approve the minutes of the June 18, 2019 meeting. Bill seconded the motion and it was unanimously approved.

Rob explained the tree removal had gone very well and the area looked good. Rob said the log pile was very large and the owners of that lot wanted the pile removed or significantly reduced. Rob explained some logs had been taken away by individuals but he had been unable to find a contractor who would take away a large amount. Bill agreed to inspect the log pile and prepare the logs for burning when the weather permitted.

Rob said CenturyLink would be hooking up internet service shortly at the front entrance and there were some areas by the edge of the road which required clean up or hydroseeding. Rob said the \$75,000 Bond was still in place if the clean up was not completed by CenturyLink.

Rob said there was currently \$13,000 in accounts receivable despite reminders and late fees to those owners and that might cause a cash flow problem towards the end of the year. Rob explained there was approximately \$34,000 in the Checking account, \$12,000 in the Reserve account and \$30,000 still needed to be paid for the tree removal.

Bill said some soil/clay, without too many rocks, needed to be moved from Mt. Crested Butte and could be spread in the south pond. Bill explained the Association would just have to pay for spreading the soil in the pond and the soil would probably half fill the south pond. Payment for spreading the soil could be made as and when the Association had the funds. Rob agreed to speak to the owner of White Buffalo Ranch.

The meeting adjourned at 9:29 am.

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Bill Lacy, President

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Prepared by Rob Harper, Manager

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