



Red Mountain Ranch HOA Board Meeting

Board of Directors		
12.5.2024	Time: 03:00 p.m. (MT)	Location Crested Butte & Zoom
President	Greg Glosser	
Facilitator	Rob Harper	
Note taker	Angela Reeves	
Attendees	Greg Glosser, Kip Richards, Jason Martin, Marla Crockett, Rich Tocher, Robert Taylor (for part of the meeting) Rob Harper, Marcus Lock (for part of the meeting) Gary Hartman, Sunlit Architecture (for part of the meeting)	
Agenda Topic:		
Duration 10 mins	Discussion Leader: Rob Harper	
Discussion	Prior Meeting Minutes – September 5, 2024	
Meeting called to order at 3:03 p.m. Quorum confirmed		
Rich Tocher had amendments to the prior meeting minutes		
Conclusions	Angela to make amendments to September 5, 2024 board minutes to be approved at next meeting.	
Action Items	Person Responsible	Deadline
Amend minutes and circulate to Board for review	Angela/Rob	12.13.24
Agenda Topic: Owner Concerns		
Duration 38 mins	Discussion Leader: Rob Harper	
Discussion	Robert Taylor advised the Board, in a letter, of concerns expressed by some owners during his discussions as a representative of the Welcome committee. The concerns ranged from seeking	
<p>opportunities to be more involved and participate on Homeowner committees to continued questions related to the possibility of changing the RMR Covenants regarding the design/use of the barn allotted sq. ft.. Robert indicated he was the messenger and wanted to make sure the Board had the information being shared with him. Robert also asked if he could be of assistance with improvements to the neighboring pond near the front entrance.</p> <p>Greg asked Marcus Lock (Legal counsel) to review legal concerns previously presented to the board with Robert and the board members. In summary, from the response from the County last year and knowing that the BOCC was strong on regulatory control of land Use, Marcus cautioned that any change impacting sq ft or use could trigger a revocation of</p>		



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the existing exemption from the 7,000 sq ft building rules for Gunnison County and property owners could lose the additional 500 sq ft allowed with the exemption.

Conclusions

Greg explained improvements to the pond was still of interest but the priority of the project had moved down the list due to the high cost to improve the ponds since the land is not owned by the Association. Individuals with concerns were welcome to approach the Board.

Homeowner Committees are being established and formal charters will be approved by the board. Additional committees could be established for specific topics with a Board member on each Committee. Approved committees and charters will be posted on the Toad website. The Winter newsletter will be sent after the meeting and will include further information about the approved committees.

Architectural plans are now being reviewed by a third party licensed architect during the architectural review process.

Any property owner can seek a 67% majority to change covenants but the Board has also had property owners contact them who do not want to change the covenants. The board is not the decision maker to change covenants, but is here to inform the property owners. to ask for legal input from Marcus and to act on behalf of

Action Items	Person Responsible	Deadline
Send Robert Taylor the Gunnison County email regarding square footage	Rob Harper	ASAP

Agenda Topic: Emerson Design Review

Duration 15 mins	Discussion Leader: Gary Hartman, Sunlit Architecture
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Discussion	<p>Lot 51 (Emerson) Design Review – small house (2,035 s.f.) and attached garage with ability to expand in the future to include second garage, shop, storage and guest house. Marcus explained the Covenants did not currently give the flexibility to design in accordance with Gary’s request (two garages)</p> <p>Prior construction projects had worked within the Covenants and only one garage was permitted. Some existing structures now faced challenges with limited garage space and the Board could discuss conversion of designated spaces in the future.</p>		
Conclusions	Covenants do not allow for two garages. The property owners will need to rethink their master plan with their architect. Gary left the meeting. Board to continue to discuss conversion of existing spaces.		
Action Items		Person Responsible	Deadline
Request denied for a master facility plan with two garage structures		Board	Complete
Agenda Topic: Mosley Building Envelope			
Duration 5 mins	Discussion Leader: Rob Harper		
Discussion	Marty Mosley submitted a building envelope change request. Concern was expressed the proposed building envelope would make the house visible from at least two other lots and the existing site would be less visible.		
Conclusions	Building envelope change not supported by the Board.		
Action Items		Person	Deadline
Notify owner the Board did not support the change. Covenant amendment could be undertaken by owner at owner’s expense		Rob	ASAP
Agenda Items: Potts Design Review			
Duration 1 min	Discussion Leader: Rob Harper		
Discussion	Potts Design Review		
Plans just received and will be discussed via email or at a future meeting.			
Conclusions	Future discussions required		



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Agenda Topic: Gibson Design Review		
Duration 2 mins	Discussion Leader: Rob Harper and Rich	
Discussion	Gibsons very responsive during design review process. All design requirements have been met. The architect and property owner have been proactive.	
Rich made a motion to approve the Gibson plans as submitted. Kip seconded the motion and it was unanimously approved.		
Conclusions	Gibson Plans Approved.	
Action Items	Person Responsible	Deadline
Send approval letter to Gibsons	Rob	ASAP
Agenda Topic: Robison Design Review		
Duration 3 mins	Discussion Leader: Rob Harper and Rich	
Discussion	Robison had amended roof pitch and removal of fire pit as requested. Not all pages in the plans had been updated to accurately reflect those changes. Port-a-potty on road and needed to be on construction site. Construction site signage.	
Conclusions	Correct all plans (3 places) to accurately reflect the roof pitch and removal of fire pit. Design would then be granted final approval. Move port-a-potty. Include construction site signage.	
Action Items	Person Responsible	Deadline
Obtain corrected plans, move port-a-potty, signage	Rob	ASAP
Agenda Topic: Lot 28 Staging Area		
Duration 2 mins	Discussion Leader: Rob Harper	
Discussion	Lot 28 wanted to use open space by road to stage construction materials. Space on lot to stage construction materials.	
Pros/cons of allowing staging of construction materials on the Upper Loop were discussed. Concerns were raised related to staging of materials on Upper Loop, who would have to "manage" the process, timelines for staging and others.		
Conclusions	Request to stage construction materials in open space denied.	
Due to multiple possibilities for complications and direct requirements for management intervention		
Action Items	Person Responsible	Deadline
Contact Lot 28 representative with denial	Rob	ASAP
Action Items		



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Agenda Topic: Crested Butte Fire District Signage		
Duration 1 min	Discussion Leader: Rob Harper and Marla	
Discussion	CB Fire District recommendation for reflective signage at driveway entrances. Marla said the reflective signs were useful at night. Owners could place the reflective signage if desired.	
Conclusions	No action for the Board at this time.	
Agenda Topic: Charters for Committees and Minutes		
Duration 17 mins		
Discussion		
<p>The Stewardship committee and the Welcome committee now have formal charters. Frequency of Committee meetings will be quarterly for the Welcome Committee and twice yearly for the Stewardship Committee. More frequent if necessary. Board decisions would be required after the Committees make recommendations. The Charters would be posted on the website and the next newsletter would update owners. A template for meeting minutes would make action items more visible and give a clearer picture of how much work was performed by Toad and the Board. AI could be an option for the future minute writing.</p>		
Conclusions	Formal Charters will be developed for all committees and approved by the Board. Current charters will be posted on the Toad website.	
Action Items	Person	Deadline
Marla to send Charters to Toad to post on website.	Marla Crockett	12.16.24
Meeting Adjourned	By	Time 4:50 pm
	Greg Glosser	4:50pm