

MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 7, 2023

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on December 7, 2023 at 3:00 p.m. via Zoom.

Present:

Greg Glosser

MaryLou Skinner

Jason Martin

Rich Tocher

Kip Richards

Rob Harper, Toad Property Management

Erin Dicke, Toad Property Management

Marcus Lock, Law of the Rockies

Rob called the meeting to order at 3:09 p.m. A quorum was established.

Rob introduced Erin Dicke who was a new property manager at Toad.

Rob explained Bill Lacy had left the Board, following the sale of his remaining lot, and Rich Tocher had volunteered to fill the remainder of Bill's term.

Kip made a motion to approve the minutes of the September 7, 2023 meeting. Jason seconded the motion and it was unanimously approved.

Kip made a motion to appoint Rich Tocher to the Board through July 2026 to complete the remainder of Bill Lacy's term. MaryLou seconded the motion and it was unanimously approved.

Marcus explained the County had denied building approval for Lot 3 due to Ridgeline issues. Marcus said the Land Use Regulations ("LUR") had very specific sections regarding ridgeline review process. Marcus confirmed Red Mountain Ranch met the four requirements for an exemption, as set out in the LUR. Marcus said it would still be necessary to comply with the other relevant sections (1-106) of the LUR as part of the County review process. Rob said he would notify the owner of the lot and Marcus confirmed it was a matter to be resolved between the owner and the County.

Marcus confirmed the 1.995 acre park, previously owned by Lacy & Dow LLC, had been transferred to the Association. There would not be County taxes payable on the 1.995 parcel.

Marcus left the meeting.

Greg said Spencer had ordered the lettering for the front entrance. Greg said the lighting and signage had been installed and it was generally agreed it was an improvement. Greg confirmed Rocky Mountain Trees had repaired the irrigation so that would be ready for the Spring. It was unclear if there would be sufficient power to irrigate the area near the dumpster area. If not, it would be necessary to obtain approval from the lot owner to install additional irrigation black piping. Greg explained the pile of rocks would be used in the area of the front entrance during the Spring. Rob agreed to follow up with Bill Lacy and have the rocks moved away from the front entrance so they were not so visible.

Rob explained a special assessment of \$250,000 had been collected in 2021. Approximately \$44,000 of that special assessment had been spent on tree removal and approximately \$133,000 on the entryway projects. Greg said Rocky Mountain Trees anticipated spending between \$30,000 to \$40,000 to finish the work at the front entrance.

Prior to the meeting Rob circulated a financial report and it was generally agreed the Association was in better financial shape than a year ago.

The Fire Department wanted signage added at the entrance of every driveway. Concern was expressed about the size of the reflective signs and the galvanized metal posts. Rich said the Fire Department wanted to see standardized signage and might not be open to changes. It was agreed Rob would reach out to Rich Ems to discuss. Erin explained the County had tried to implement changes prior to the State imposing additional State wide wildfire mitigation requirements. Erin said the County had a map online outlining wildfire mitigation requirements for new construction. Erin agreed to share information with the Board.

Rich explained 25 trees, infested with Mountain Pine Beetle, had been removed in June as an individual owner expense. An additional 26 lots, out of the 68 lots, had been identified by the Colorado State Forest Service as areas at risk from the Mountain Pine Beetle and during the Summer the Forest Service had been undertaking mitigation efforts by installing pheromone packets and traps on 20 of the identified lots (some owners did not want to participate). No results were yet available and the Forest Service thought it might be a 5 year project. Initial findings indicated the project might be successful. Rich explained a Grant Application, \$260,000 over 4 years, had been submitted in October and was under review. A decision should be available in March and the Grant would require owners to contribute towards the project, probably a total throughout the Association of \$25,000 each year. Rich confirmed it would be possible to amend/adjust the project subject to owner interest and willingness to participate. Rich said working in the road easements might open up an opportunity to treat trees on lots if owners did not want to participate on a larger scale. Rich said a new infestation map would be available in February.

Rich explained Tony Smith had been removing Christmas Trees with individual owner approval.

It was generally agreed the financial report was looking good. Rob said there was approximately \$60,000 in the Checking Account and dues invoices for 2024 would go out in January. There were no accounts receivable at the present time.

No Executive Session was necessary.

Rob confirmed the 2024 Board meetings would be held on the first Thursday of each quarter and notice of meetings were posted on the website. Owners were welcome to attend board meetings.

Rich said he thought the recent snow removal had been good. Some owners had expressed concern about the early season snow removal.

Rich said the design of real estate sale signage was standard and MaryLou said she would reach out to a contractor to explain the construction signage requirements. MaryLou said The Sign Guys in Gunnison had the template for signage, real estate and construction.

Rob said the Toad website would be updated to show Rich as the new board member.

At 4:20 p.m. MaryLou made a motion to adjourn the meeting. Greg seconded the motion and it was unanimously approved.

Greg Glosser, President

Prepared by Rob Harper,
Toad Property Management, Manager