

MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 14, 2018

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on December 14, 2018 at 5:30 p.m. at the Office of Toad Property Management, 318 Elk Avenue, Crested Butte, Colorado.

Present:

Bill Lacy (by phone)

Bob Huckins

Greg Glosser (by phone)

John Geist (by phone)

Rob Harper, Toad Property Management

Jim Ruthven, Toad Property Management

Rob called the meeting to order at 5:34 p.m. A quorum was established with four Board members participating.

John made a motion to approve the June 21, 2018 meeting minutes. Bob seconded the motion and it was unanimously approved. Rob explained the July 24, 2018 meeting minutes would be reviewed and approved at the next Board meeting.

Bob made a motion to appoint the following officers, Greg seconded the motion and it was unanimously approved:

President

Vice President

Secretary

Treasurer

Bill Lacy

Greg Glosser

Bob Huckins

John Geist

Rob explained Marcus Lock had made some small amendments to the agreement with Spann Ranches. John made a motion to approve the agreement proposed by Marcus Lock. Greg seconded the motion and it was unanimously approved. Rob said the agreement would be signed by Bill on behalf of the Association and Greg and Bill agreed to draft a short paragraph for circulation to all owners with the next newsletter.

Rob and Bill agreed to meet to coordinate the burning of the pile of trees on the Upper Loop and alert the Fire Department and Bob said the cost of burning the trees should be included in future tree removal planning.

Greg suggested continuing with tree removal and funding the project with a special assessment. Greg explained he had met with White Buffalo Ranch to discuss the filling and maintenance of the ponds at the front entrance. Greg explained the ponds would

require lining with either clay or plastic and Bill said there was a combination product which could be used to line the approximately 70,000 s.f. of pond at approximately \$2 per s.f. It was agreed a special assessment of \$2,500 per lot would be required to complete the work and Bill said a local wedding planner had suggested holding weddings on one of the vacant lots with the revenue being used for improvements within the Ranch. Bill explained 67% of owners would have to support a change to the Covenants to permit the wedding venture. After discussion it was agreed to continue with tree removal in the summer and discuss ponds and a possible wedding venture at future meetings.

Rob agreed to circulate some potential dates for a summer annual meeting with the meeting happening prior to Art's Fair weekend.

The meeting adjourned at 6:15 p.m.

Bill Lacy, President

Prepared by Rob Harper, Manager