

MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
MAY 4, 2021

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on May 4, 2021 at 3:00 p.m. via Zoom.

Present:

John Geist

Greg Glosser

MaryLou Skinner

Bill Lacy

Kip Richards

Rob Harper, Toad Property Management

Margaret Loperfido, Sprout Studio

Marcus Lock, Law of the Rockies, Association's legal counsel

Rob called the meeting to order at 3:02 p.m. A quorum was established.

Greg made a motion to approve the minutes for the meeting held on December 9, 2020. John seconded the motion and it was unanimously approved.

Rob explained Greg and MaryLou had been working with Margaret of Sprout Studio. MaryLou introduced Margaret Loperfido and said Margaret would be providing a presentation for two phases of work at the front entrance. Margaret presented information for the relocation of the dumpster and revegetation of land at the front entrance. Any work on the ponds would be phase two. Greg explained White Buffalo Ranch did not want the dumpster to be located on their land and Waste Management would not travel too far uphill. A parcel of land owned by Jeff Hermanson was being considered as a possible permanent location for the dumpster. MaryLou explained a Fed Ex/UPS drop location would not be considered as other associations had encountered logistical problems with a drop off location.

Margaret presented information for the entrance off the highway, working with the existing boulders and existing and new trees, new signage, shielding of the electrical box and revegetation of the front entrance with native landscaping. Margaret explained the landscaping and signage plan would tie into the existing bridge and presented some signage ideas which could be used throughout Red Mountain Ranch. Margaret presented some ideas for the replacement of the gate to tie into the signage designs.

Rob said he was working with Matt from Kooler to tidy up the temporary conduit and the internet equipment at the gate. MaryLou thanked Margaret for her work on the front entrance designs and Margaret left the meeting.

At 3:33 pm Greg made a motion to go into Executive Session to discuss several matters with legal counsel. Kip seconded the motion and it was unanimously approved.

At 4:00 pm Kip made a motion to leave Executive Session. MaryLou seconded the motion and it was unanimously approved.

MaryLou said all the real estate signage was now consistent and the Sign Guys had a design to be used as signage at construction sites. Greg expressed concern about real estate signage being placed too close to the road and damaged by the snow plow. Any signage damaged by the plow needed to be replaced by the realtor and Rob said he would alert realtors.

It was agreed tree thinning within the road easement would commence as soon as possible and Greg volunteered to coordinate the work with Scott. Rob agreed to reach out to Scott to schedule a start date.

Bill said he would be meeting with Jeff Hermanson to discuss a potential location for the dumpster. Once the location was confirmed Marcus Lock would be asked to prepare an easement agreement. Bill expressed concern about the location of the ditch and the fence line and it was agreed further research would be conducted and other locations might need to be considered.

Greg said Phase 1 of the front entrance landscaping project, funded by a special assessment of \$2,000-\$3,000 per lot, might be possible in 2021. Rob agreed to reach out to landscaping contractors in an attempt to get on their schedule for 2021. Phase 2 of the project, dirt work and lining the ponds so the ponds would hold water, would probably not happen until 2022 and 2023 and additional discussion with White Buffalo Ranch was necessary to determine the scope of work and potential cost.

After a short discussion it was agreed to fund the special projects, such as tree thinning, front entrance landscaping, gate, dumpster enclosure and the ponds, by special assessments.

Greg suggested having an in-person annual meeting instead of Zoom. Greg volunteered to host the annual meeting, similar to the 2019 annual meeting.

Rob said three owners were delinquent on dues and special assessments. Rob explained those owners were reminded monthly of the need to make a payment and interest and late fees added.

Greg said he would research options for video surveillance at the entry gate and Rob would continue to work with Kooler on the conduit at the gate.

At 4:54 pm MaryLou made a motion to adjourn the meeting. Bill seconded the motion

Bill Lacy, President

Prepared by Rob Harper,
Toad Property Management, Manager

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