

MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
JUNE 15, 2020

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on June 15, 2020 at 2:00 p.m. via Zoom.

Present:

Mary Lou Skinner

John Geist

Kip Richards

Greg Glosser

Rob Harper, Toad Property Management

Rob called the meeting to order at 2:05 p.m. A quorum was established with four board members participating.

Greg made a motion to approve the minutes of the January 23, 2020 meeting. John seconded the motion and it was unanimously approved.

Rob said Scott would start tree removal in early August and keep within the \$40,000 budget. Rob explained Scott would be transporting some of the trees for firewood and two other firewood suppliers had expressed interest in taking some of the trees away. Rob agreed to continue researching options to clear the cut trees.

Greg said CenturyLink had not been back to finish the work and Rob said he would continue to follow up.

It was agreed the annual meeting would be July 28, 2020 at 5:00 pm via Zoom. Greg said he was willing to add his name to the ballot for an additional three year term.

Mary Lou said she would be meeting with a local landscape architect later in the week to discuss the entrance, signage, dumpster and the ponds. Mary Lou said she would report back to the Board after a master plan for the entire Ranch had been discussed. Concern was expressed about signage on some lots and it was agreed to review the regulations and remind owners and realtors of those regulations. Rob said Toad would do some clean up of utility poles, etc.

Greg said research would continue on reviewing options and costs for reducing the size and shape of the ponds at the entrance.

Rob said a financial report and a draft 2021 Operating Budget had been distributed to the Board prior to the meeting. It was agreed to keep dues at the current level. John made a motion to adopt the 2021 Budget as prepared. Mary Lou seconded the motion and it was

unanimously approved. Rob said a few owners had not yet paid the special assessment but those owners had been contacted and payments were coming in and letters would be sent if necessary. Concern was expressed about equipment being stored on a lot and Rob agreed to follow up and inspect the lot.

Rob explained John Scott would continue working on the noxious weeds at the edge of the roads. Rob said he would remind owners that Milestone and a sprayer could be picked up from the Toad office if owners wanted to spray thistle and daisies on their own lots.

The meeting adjourned at 3:00 pm.

Bill Lacy, President

Prepared by Rob Harper,
Toad Property Management, Manager

DRAFT