

**MINUTES**  
**RED MOUNTAIN RANCH OF GUNNISON COUNTY**  
**ASSOCIATION, INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**JUNE 16, 2021**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on June 16, 2021 at 3:00 p.m. via Zoom.

Present:

John Geist

Greg Glosser

MaryLou Skinner

Marcus Lock, Association legal counsel

Rob Harper, Toad Property Management

Nick Sledge, Toad Property Management

Rob called the meeting to order at 3:03 p.m. A quorum was established.

John made a motion to approve the minutes for the meeting held on May 4, 2021. MaryLou seconded the motion and it was unanimously approved.

Rob said a draft 2022 Operating Budget had been circulated prior to the meeting. The 2022 Budget was similar to the prior year and kept dues at the 2021 level. Snow removal costs were under Budget in 2021 due to the light snow year. Payments to the Landscape Architect had caused landscaping expenses to exceed Budget. Rob said there was approximately \$201,000 in the checking account and \$12,000 in the reserve accounts. Rob agreed to reconcile the construction/performance deposit account and report back to the Board. It was agreed it was not necessary to have two reserve accounts and Rob agreed to follow up with the accountant to tidy up with the Balance Sheet. Rob explained two owners were currently delinquent on dues or special assessments. Rob said statements had been sent and MaryLou agreed to draft a short form letter from the Board to be sent to owners delinquent on dues/special assessments.

Greg made a motion to approve the 2022 Operating Budget. John seconded the motion and it was unanimously approved.

Rob said tree thinning, at a cost of \$40,000, would be performed in August and completed prior to the snow arriving. Rob and Greg agreed to liaise with Scott to keep the project moving along.

MaryLou said she was waiting to hear if the Landscape Architect would be available to make a presentation at the annual meeting. Melissa of Alpine Landscape would be working on an estimate for the landscape work and Spencer Gordon would be working on the gate and signage.

Greg said \$160,000 was a very rough estimate for relocating the dumpster, signage, gate, landscaping and lighting. This would require a \$3,700 special assessment for each lot to complete the front entrance landscaping.

Greg explained the dumpster needed to be moved inside the gate as the dumpster was being used by people other than residents within Red Mountain. John asked if the project could be completed in phases so owners would not be asked to pay a special assessment without firm figures for the project. Greg said work on the ponds would require a second special assessment of approximately \$5,000 per lot with the work being completed a year after the front entrance work. Work to relocate the dumpster, the top priority, would be dependent on Jeff Hermanson agreeing to allow a small portion of his lot to be used for a new dumpster location.

Marcus Lock joined the meeting. Marcus explained SGM would be preparing the exhibits for the dumpster relocation easement agreement and SGM would probably take 3 to 4 weeks to prepare the survey and documentation.

Rob reminded the Board of the site visit at 455 Oversteeg Gulch on June 24, 2021 at 2 pm to review the double driveway.

Rob explained the Peevy property between The Reserve and Oversteeg Gulch Road was listed for sale and the current owners claimed there was an access easement from Oversteeg Gulch Road. Marcus explained the easement followed an old road and several owners would be involved in any future discussions regarding the building of a road. It was generally agreed more research and discussion would be required if the road construction project moved forward.

Marcus Lock explained the process to secure an easement agreement for the new dumpster location and options to compensate the owner for the easement on the land. It was suggested the owner, Jeff Hermanson, be compensated by three years of Association dues (approximately \$9,000), tree thinning assessments (approximately \$3,000) and the front entrance special assessment of \$3,700 being waived. Marcus explained, under CCIOA, it would be necessary to structure the deal as payment for the easement agreement with a promissory note which would be due each year on the dates of the Association dues/special assessment invoices. The Promissory Note would be transferrable to a new owner of the land. Rob agreed to reach out to Jeff Hermanson with the proposal. Rob agreed to provide the financial information to Marcus and Marcus would draft the Promissory Note together with an Easement Agreement.

Once the dumpster location was finalized Greg would update the owner of White Buffalo Ranch and resume discussion of the ponds.

Information about the entry to Red Mountain Ranch, including the dumpster location and the ponds, would be presented to owners at the annual meeting and owners given a chance to comment.

Greg confirmed Hogwood BBQ would be provided for the annual meeting and the meeting would be held at his property. MaryLou and John said they were willing to continue on the Board and Rich Tocher had also volunteered to join the Board.

Rob confirmed the Homeowners Trail signage would be moved in the next week.

Rob said David McCay would be submitting a driveway plan for Lot 1, Red Mountain Estates.

The gate had recently malfunctioned and Rob explained Matt of Kooler had worked on the gate. The information provided by the gate software would be reviewed. Rob confirmed the conduit had been moved and the area around the gate tidied up. Proposals for installing video surveillance at the gate had not yet been received and Rob agreed to continue to follow up.

At 4:18 pm John made a motion to adjourn the meeting. MaryLou seconded the motion and it was unanimously approved.

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Bill Lacy, President

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Prepared by Rob Harper,  
Toad Property Management, Manager