

**MINUTES**  
**RED MOUNTAIN RANCH OF GUNNISON COUNTY**  
**ASSOCIATION, INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**JUNE 18, 2019**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on June 18, 2019 at 3:00 p.m. at the Office of Toad Property Management, 318 Elk Avenue, Crested Butte, Colorado.

Present:

Bill Lacy

Bob Huckins

Daniel Dow

Greg Glosser (by phone)

John Geist (by phone)

Kip Richards (by phone)

Rob Harper, Toad Property Management

Jim Ruthven, Toad Property Management

Ian, Toad Property Management

Rob called the meeting to order at 3:04 p.m. A quorum was established with all Board members participating.

Greg made a motion to approve the December 14, 2018 meeting minutes. Bob seconded the motion and it was unanimously approved.

Prior to the meeting Jim distributed a financial report and said snow removal was approximately \$50,000 over budget and road maintenance and magnesium chloride were anticipated to come in close to budget. It was agreed the fence repair would probably be higher than the budget due to snow damage. Jim agreed to distribute a cash flow analysis to the Board after the meeting and also include the cash flow analysis in future reporting. A long discussion followed regarding the additional snow removal expenses, the anticipated extra cost for fencing, the continuation of the tree removal project and the need to keep some funds in the Reserve account. It was agreed the lining of the ponds at the front entrance would be postponed until the Association had funds available. Rob said one section of the road was very muddy from spring runoff and Bill agreed to clean out the ditch and make any necessary improvements to that area.

Rob said Mark Preston of CenturyLink had made contact with the Association regarding internet and Rob agreed to reach out to CenturyLink and obtain more details about the proposal and report back to the Board.

After further discussion Greg made a motion to immediately assess a \$1,000 special assessment, per lot, due within 30 days. The reason for the special assessment was to cover snow removal expenses in excess of budget, extra costs for fencing, the second

phase of the tree removal project and any funds remaining would be added to the Reserve account. Kip seconded the motion and it was approved by a majority of the Board. Bob explained he was in favor of the \$1,000 special assessment but did not feel comfortable spending approximately \$40,000 of the money for the trees and wanted the funds to be held in Reserve to meet unforeseen future expenses. Greg agreed to prepare an explanation of the special assessment to be distributed to all owners.

Rob agreed to obtain bids from Scott and Paul for tree removal on the lower section of the loop and report back to the Board.

Rob said the annual meeting documents would be mailed and the annual meeting would be held at Greg's house.

The meeting adjourned at 4:20 pm.

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Bill Lacy, President

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Prepared by Rob Harper, Manager