

**MINUTES**  
**RED MOUNTAIN RANCH OF GUNNISON COUNTY**  
**ASSOCIATION, INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**SEPTEMBER 28, 2020**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on September 28, 2020 at 11:00 a.m. via Zoom.

Present:

Mary Lou Skinner

Bill Lacy

John Geist

Greg Glosser

Kip Richards

Rob Harper, Toad Property Management

Chet Boyce, Toad Property Management

Marcus Lock, Law of the Rockies

Rob called the meeting to order at 11:03 a.m. A quorum was established with all board members participating.

Greg made a motion to approve the minutes of the August 5, 2020 meeting. Kip seconded the motion and it was unanimously approved.

Rob explained the order of the Agenda items would be changed so Marcus could offer advice on some topics and then leave the meeting. Rob said Marcus had been working on the 455 Oversteeg Gulch issue and at 11:04 am Kip made a motion to go into executive session to discuss 455 Oversteeg Gulch. Mary Lou seconded the motion and it was unanimously approved.

At 11:21 am Kip made a motion to leave Executive Session. Mary Lou seconded the motion and it was unanimously approved.

Rob explained a camper had been parked all Summer on a vacant lot on Oversteeg Gulch Road and although attempts had been made to contact the owner of the camper and the owner of the lot no responses had been received. After a short discussion it was agreed Marcus would write to the lot owner advising them the camper had exceeded the 30 days per year permitted in accordance with the Covenants.

Marcus said rentals of less than 3 months were not permitted under the Fourth Amendment of the Covenants. It was generally agreed the existing fine structure of \$200 per violation was inadequate to deter owners from renting out their property for stays of less than 3 months. Marcus said he would amend the fine structure, with a significant increase to the fine, and provide a draft to the Board for review. A fine schedule would include houses and a separate section would address camping.

It was unanimously agreed Marcus would write to the owner of 455 Oversteeg Gulch regarding the Covenant violation, write to the owner of Tract B, Oversteeg Gulch Road regarding the camper parked all Summer on the lot, draft amendments to the fine structure for short term rentals of homes and camping on lots in excess of the 30 days permitted under the Covenants.

Rob explained an owner's daughter had damaged the entrance gate on the evening of September 25, 2020 and the gate was still not operating. Rob said the police were involved and if the Association wanted to proceed the charge would be criminal mischief and depending on the cost of repairing the gate it would either be a misdemeanor or a felony. Rob said the Board also needed to decide if the owner would be charged for the costs incurred by the Association.

Bill explained adjacent agricultural property was now operating as a commercial property without obtaining a Land Use Change Permit. Mary Lou suggested approaching other property owners and associations in the area and sending a joint letter to the County. Marcus left the meeting. Bill and Rob agreed to reach out to neighboring properties, including the Reserve, and Marcus would be asked to draft the letter to the County. Mary Lou expressed concern about some other properties along Highway 135 and it was agreed a second property would be added to the letter to the County.

Rob said Chet had been working on the gate repair and consulting with Jake of England Fence, Door King and Kooler. Chet explained an estimate from England Fence to repair the gate was \$10,945. Chet said Door King had been involved in attempting to remove the gate code and they had not been able to retrieve data from the modem operating the gate. Chet explained upgrades to the gate operating system would be necessary in 2020/2021 due to changes in technology. Chet said there was a short between the antenna and the key pad box which was preventing the clickers from opening the gate. Estimates for different options had been received including replacing the cellular box, removing the Door King operating system completely or replacing the board inside the box which might, or might not, solve the issue. Prices ranged from \$2,500 to \$5,950 for repairs not connected with the recent damage to the gate.

Chet explained the clickers had not been working but the old gate code and the new gate code had been working at the time of the damage to the gate, according to some owners who had been through the gate on the Friday evening. Only the person who damaged the gate had said the gate was not working with the codes. Several recent events were discussed, some which might have resulted in prior damage to the gate, and concerns that the same driver had been involved in several events which were safety concerns. A long discussion followed regarding a letter received from the owner of the land regarding the most recent damage to the gate and the owner might be willing to pay for gate repairs but no mention of how to address the larger safety concerns. Bill agreed to reach out to the owner and explain the Board's dilemma regarding pressing charges or not pressing charges against the person driving the vehicle. Bill would report back to the Board.

Chet explained the breakdown of expenses for the software, the operators, upgrades or repairs to the control board, receiver and keypad. Rob explained significant improvements had been made for gate operating systems. If the internet was down the keypad would still work but it would not be possible to call owners from the gate. Chet explained the estimate for \$10,945 was just for the repairs to the gate and the operators and did not include any of the upgrades being discussed. Chet said a camera could be installed at the gate as well as individual codes assigned to owners. Rob and Chet agreed to obtain additional costs and report back to the Board. Rob said a temporary sign had been displayed by the broken gate and a replacement bulb for the entrance was currently on backorder and would be replaced as soon as possible.

Greg said the neighbor, at White Buffalo, was still interested in making changes to the ponds at the front entrance and there would be a meeting with a contractor from Denver to discuss options. Greg said Rocky Mountain Trees had confirmed there would be sufficient watering for new planting at the front entrance prior to any changes being made to the ponds. Greg said Rocky Mountain Trees would prepare an estimate for new plantings.

Prior to the meeting Mary Lou had distributed a breakdown of expenses for an architectural landscaper to come up with a plan/design for the front entrance. Mary Lou agreed to reach out to the landscape architect to set up an on-site meeting to discuss the scope of work and potential costs.

At 12:34 pm John made a motion to adjourn the meeting. Kip 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