

MINUTES OF MEETING
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
JULY 25, 2023
THE ELEVATION HOTEL, MT. CRESTED BUTTE

A meeting of the homeowners of Red Mountain Ranch of Gunnison County Association, Inc. was held on Tuesday, July 25, 2023 at 5:00 p.m. at The Elevation Hotel, Mt. Crested Butte. Greg thanked MaryLou Skinner for her work in finding a location for the annual meeting and arranging dinner. Greg introduced the Board members and thanked Toad Property Management for their work. Greg also introduced the stewardship team and thanked Rocky Kimball and Rich Tocher for the tremendous amount of work they had done. Greg explained the team had arranged a presentation on July 24th and Greg encouraged owners who had attended that meeting to share information with other owners.

Rob Harper, Toad Property Management, called the meeting to order at 5:14 p.m. and confirmed notice of the meeting had been mailed on June 28, 2023. Rob said the Board had been working hard during the year for Red Mountain Ranch. Rob confirmed the meeting had a quorum.

Greg Glosser made a motion to approve the minutes of the July 26, 2022 meeting. Kip Richards seconded the motion and it was unanimously approved.

Rob Harper said there would be a short presentation on forest health within the Ranch. Rocky Kimball introduced himself and said there was an owner directory and interested owners could add their contact information to the directory. The directory was a separate document from the official contact information shared with Toad Property Management. Rocky explained the Mission Statement on the website gave the vision of Red Mountain Ranch and encouraged owners to review that and make comments.

Rocky explained work continued on the Homeowner's Trail and the trail was an excellent asset to the community. Rocky thanked Robert Taylor and Greg Glosser for the work they had performed with chainsaws to open up that trail. A new spur had been added, The Glosser Spur, which was an easier approach as it did not cross a boulder field.

Rocky said Beth Taylor had volunteered to put together information to welcome new owners at Red Mountain Ranch.

Rich Tocher said they had been working closely with the Forest Service to identify issues within Red Mountain Ranch. Rich explained the Colorado State Forest Service had performed an extensive mapping of the Ranch to identify the types of trees and any problem areas with disease or stressed by climate change. Rich said the mapping had identified five lots with Pine Beetle infestation and earlier in the month 25 Lodgepole Pine trees had been removed to prevent further spread. Rich explained approximately 26 lots on the Ranch had Lodgepole Pine trees.

Rich said through the work with the Colorado State Forest Service it had been possible to become part of a State research program. Approximately \$70,000 of work was being provided by the State and two different chemical packets had been attached to identified trees throughout the Ranch in an attempt to reduce damage by the Pine Beetles.

Rich said Spruce trees were also being monitored for evidence of the Spruce Beetle to avoid mass devastation in the future.

Rich explained the research had led to Forest fire mitigation and areas within the Ranch had been identified for additional work. Some tree thinning would be required by individual owners and the Western Region Wildfire Council had made a presentation on July 24th to explain the no-cost 1 hour evaluation service they provided to determine the fire risk. A report was provided by the Council and owners might qualify for a “low wildfire risk” designation. Interested owners, with a house on the lot, could fill in a sign up sheet and then the Council would contact those owners to arrange an inspection. Grant funding might be available for wildfire mitigation on individual lots and the Grant could be as high as 75% of the cost. Additional requirements had been introduced by the County and the Fire Department for new homes and owners could become familiar with those regulations from the Wildfire Council website. Federal funding was not available but the Wildfire Council worked hard to source grant funding from multiple sources. Rocky confirmed a lot of owners had already started thinning trees on lots and the Association had been removing trees near the roads for several years to reduce wildfire risk.

Rich explained fire breaks were also being discussed with the National Forest regarding the neighboring lands. Funding might be available for fire breaks.

Plans prepared by the Western Region Wildfire Council could be presented to the Board prior to tree cutting. It would be a multi-year process and Greg said there would be a lot of work and discussion going forward.

Rob Harper said there had been a lot of work on the forest health and there was currently road improvement work going on. Rob said work continued on cleaning up trees along the side of the road and that was an ongoing project. Work was also underway at the front entrance and new signage should be in place during August. The perimeter fence had been maintained by Davidson Wildlife. The 325 inches of snow during the Winter had increased the amount of damage to the perimeter fence.

Rob explained there had been 4 sales during the past year, three lots and one home. The construction of five homes had been approved by the Board during the year. One building envelope had been moved and that approval process had taken a lot of work as 67% of owners had to give approval but construction was now going ahead.

Rich Tocher asked if there were any plans to clean up the fading street signage on rocks around the Ranch. Greg Glosser said renumbering of lots had been discussed by the

Board and would be revisited and at that time signage would be reviewed. It would probably be a couple of years to complete the project. Greg said MaryLou Skinner had put in a lot of work reviewing street names and numbering as it was very confusing to visitors and the Fire Department. A change of address would have a significant impact on owners and Greg said that was why the Board was taking the time to completely review the pros and cons.

Rob Harper said the Board had regular meetings on the first Thursday of each quarter and encouraged owners to reach out with questions or topics.

Rob Harper explained the 2023/2024 Budget had been adopted by the Board and circulated to all owners prior to the meeting. Rob said expenses continued to increase and the Board voted in favor of a dues increase of \$500 per year, per lot. The Budget was ratified by a majority of owners.

Greg Glosser explained the Board was attempting to add to the Reserve Account so funds would be available as needed. Greg said the work on the roads was going well and Greg anticipated less work would be necessary on the roads in 2024. Greg said competitive bidding was difficult in the area as there was not a wide choice of contractors in the valley with comparable equipment and operators. Greg explained Lacy Construction plowed the roads and maintained the roads and in the past a different contractor had been tried but after one year most people had supported a return to Lacy Construction. Concern was expressed about a conflict of interest and a lack of transparency and competitive bids might give owners a comfort level in the process and better communication confirming the Board was reviewing and comparing local contractors. MaryLou Skinner said the Board would attempt to improve communication regarding the Budget.

Concern was expressed about a section of the road which did not appear to have received as much Magnesium Chloride as other parts of the road. It was agreed the Board would follow up with Lacy Construction and perhaps some maintenance would be required once the large trucks had stopped delivering gravel for the road maintenance.

Greg Glosser said at least one person on the Board would be completing their term on the Board each year and interested owners could reach out to Toad if they were interested in joining the Board.

Rob Harper said Toad had made a big change in bookkeeping by engaging Vision Accounting out of Iowa to provide all the bookkeeping services for the various HOAs managed by Toad. Rob said it was working well and improved reporting would be available to the Board and interested owners. Rob explained having a Summer meeting meant that financials were for just a small portion of the year and that was why some associations were moving to a November meeting. Rob agreed adjustments could be made to future presentation of the financial information.

Rob Harper explained in 2021 it had been necessary to significantly increase (50%) management fees throughout the valley in an effort to hire good employees by paying them a good salary. Rob said the increase for Red Mountain Ranch had been kept to 35% and Rob explained that had made it easier to find the right talent in the valley and retain those individuals. Greg Glosser said Toad provided a great service to the Association and the increase in management fees had been discussed at length and the increase had been necessary to retain the correct employees.

Concern was expressed about the condition of the road in May. Rob Harper said the work had been delayed until Lacy Construction would be there for the maintenance of the entire road.

The Board were thanked for all the work they had performed during the year.

Concern was expressed about people entering Red Mountain Ranch uninvited and sometimes camping, hiking and running. It was suggested webcams be installed in an effort to identify people entering who did not have permission. Concern was expressed about the speed of vehicles on the roads and speed limit signs were suggested. Greg Glosser said the Board would consider those suggestions.

Construction continued and the condition of the roads had deteriorated in a short span of time and the Board would consider maintenance where necessary. Greg Glosser said it was difficult to determine how much damage to the roads was caused by specific home construction and the Board would continue to tackle the issue.

Greg Glosser said work on the ponds at the front entrance had moved back a few years as it would be a large cost and the Association did not own the land or ponds. It was a complex situation which required more thought and research. It was agreed the ponds would be useful for fire mitigation.

Rob Harper explained Greg Glosser had agreed to continue on the Board and no additional names had been put forward. Rob confirmed Greg Glosser had been appointed to the Board for an additional term. Rob thanked Greg for the work he did on behalf of the Association.

MaryLou Skinner said the sign at the front entrance would be installed in mid-August. Greg Glosser said Rocky Mountain Trees would be working on the beds around the new sign and updating the irrigation system. The dirt area near the gate would be seeded and revegetated. Boulders and signage would be added to reduce parking on the revegetated areas and parking in specific areas would be identified. Greg explained irrigation for the area by the new dumpster was a problem and that would be addressed after the irrigation for the front entrance was operational.

Greg Glosser said changing size and use of lots would require a change in the Covenants. The Gunnison County Land Use Resolution had been amended in recent years and the maximum size of homes had been reduced from 10,000 s.f. and 2,500 s.f. other structure

to 5,000 s.f. and 2,000 s.f. for other structures. Red Mountain Ranch was exempt from that change because there were more restrictive regulations in place when the 10,000 s.f. was established. Red Mountain Ranch continued to have the 7,500 s.f. maximum outlined in the Covenants. Legal counsel had indicated Red Mountain Ranch might lose the exemption of the additional 500 s.f. if an amendment to the Covenants was made. Scott Mendel introduced himself and said living full-time on the Ranch he found the Covenants too restrictive and a 1,000 s.f. garage or a barn which could only be used for housing livestock prevented him from storing vehicles and recreational items within structures. Reaching out to 38 owners he had received responses from 20 owners all supporting a review of the Covenants and reducing some of the current restrictions. Scott agreed the additional 500 s.f. was beneficial and Cathy Pagano of the County had indicated small changes to the Covenants such as defining the use of a barn, garage or house spaces would probably not result in the loss of the additional square footage for homes. Scott suggested a small working group could work through potential changes to the Covenants. Rob Harper explained an amendment to the Covenants might take close to a year to obtain the necessary 67% approval and that timeframe depended on how long it took owners to respond to requests for a decision. Greg Glosser explained the Covenants permitted a maximum of three structures with a total of 7,500 s.f. and the Covenants dictated the square footage for the structures, such as barn, garage, guest house or main house. Greg confirmed Marcus Lock, legal counsel, had recommended obtaining written approval from Gunnison County prior to submitting an amendment to the Covenants. Removal of the wording for livestock in a barn might reduce any problems with the County and that Covenant amendment would allow owners to use a barn for general storage. After a long discussion it was suggested the process be reviewed carefully and it was generally agreed it was good to have the discussion in an open forum to understand multiple viewpoints.

Rob Harper said the next annual meeting would be on July 23, 2024 and it was hoped to once again have the meeting on the Ranch.

MaryLou Skinner made a motion at 7:15 p.m. to adjourn the meeting. Becky Williams seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management, Manager