

**MINUTES OF MEETING
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
JULY 23, 2024
625 RED MOUNTAIN RANCH ROAD, CRESTED BUTTE**

A meeting of the homeowners of Red Mountain Ranch of Gunnison County Association, Inc. was held on Tuesday, July 23, 2024 at 5:00 p.m. at Red Mountain Ranch. Rob Harper thanked MaryLou Skinner for her work arranging the catering.

Rob Harper, Toad Property Management, called the meeting to order at 5:22 p.m. and confirmed notice of the meeting had been mailed on July 3, 2024. Rob confirmed the meeting had a quorum.

Kip Richards made a motion to approve the minutes of the July 25, 2023 meeting. MaryLou Skinner seconded the motion and it was unanimously approved.

Greg Glosser thanked owners for attending the meeting and participating in the social event. Greg thanked Matt and Hilary Archer for hosting the event. Greg said the work at the front entrance was finally complete. Irrigation issues had been resolved and water was once again available at the front entrance as well as the berms by the dumpster. Revegetation was underway in the entry and Greg encouraged owners to park by the old dumpster area located on the north side of the entrance before heading into Red Mountain Ranch (formerly known as "Callie's Corral") so that revegetation close to the entryway would be successful. Scott Sorenson continued with his tree maintenance during the early part of Summer and attempts would be made to have Scott perform the work as early in the season as weather allowed.

Greg reminded owners there were two hiking trails within the Ranch. Greg confirmed the trails were hiking trails and ATVs should not be used on those trails. Greg said significant road maintenance had been performed and with all the construction going on it would be necessary to perform ongoing maintenance.

Rich Tocher gave an update from the Stewardship Committee (Rich, Rick Bennett and Rocky Kimball) and said the Committee had been reviewing methods to protect the land from wildfires and beetle infestations. Rich explained the Colorado State Forest Service (CSFS) had identified 26 lots with Lodgepole Pines and efforts were underway to mitigate mountain pine beetles that attack the lodgepole pine trees. It was the second year of treating the mountain pine beetles that infest the Lodgepole Pine and the CSFS research indicated that the methods were successful. More information from CSFS to confirm the success of the project would be available in the Fall. Tree mitigation by Scott Sorenson, Mountain Treescapes, continued with the focus on the Lower Loop during 2024. The Stewardship open house meeting the day before had also focused on noxious weeds. Interested owners could contact Toad to obtain a solution of Milestone in a spray bottle which had proved successful against thistle.

Rich said the 2023 grant application for financial assistance with fire mitigation efforts had been unsuccessful but a new application would be applied for in Fall 2024.

Jason Martin reminded owners to obtain approval from the Board during construction at the end of each of the foundation, framing, and final phases as described in the Design Guidelines and for driveway changes on their lots. Rob Harper said fire pits were not permitted within the Ranch. The Board would discuss a policy for the established fire pits with hardscaping around the fire pit. A suggestion was made to have signage at the front entrance to warn owners of high fire danger or to send out alert emails to all owners.

MaryLou reminded owners, guests and contractors to reduce speed on the roads. The speed limit was 25 m.p.h. but less was better as people did walk on the roads. Concern was expressed about the speed of construction traffic.

Rob Harper said the Board met on a quarterly basis. Rules and Regulations had been updated during the year and a copy was available on the Toad website, www.toadpropertymanagement.com. Rob explained the Construction Design Guidelines were updated and also available on the website.

Rob explained 14 construction projects were currently underway. There had been eight lot sales during the past year, four houses and four vacant lots. Bill Lacy had sold and left the Board during the year and Rich Tocher had been appointed by the Board to that vacant seat. The gate had been operating well.

Rob said he sold the ownership of Toad Property Management but would still be involved with the company through 2025. Rob said he did not expect the new owner to make any significant changes to the day-to-day operation.

Rocky Kimball confirmed owners could share contact information with him and that information would be part of the website specifically for Red Mountain owners, www.redmountainranchcb.com. Rocky explained the website contained lots of information for owners including information to help identify noxious weeds, trees with beetle damage and useful information about property insurance. Rocky stressed the owner directory was not shared with anybody outside the Ranch and was voluntary and separate from the Association's official records.

Rob Harper explained the Board had approved a 2025 Budget which kept dues at the current level. Rob said the Budget anticipated adding \$75,000 to the Reserve Account. Rob confirmed a \$3,000 Road Fee had been added to new construction projects. The money was nonrefundable and the funds used to help restore the condition of the roads following completion of construction projects. The fee was separate and in addition to the Construction Deposit.

Rocky Kimball reminded owners of a social event in support of the Crested Butte Land Trust on August 8th. He also reminded everyone that the Red Mountain Ranch Summit, Homeowner's and Glosser Spur hiking trails are open and in good shape.

The 2025 Budget was ratified as presented.

Rob Harper said the votes for Board terms had been tallied. Rob confirmed Marla Crockett and Jason Martin were elected to the Board. Rob thanked the Board for their hard work and care of the community. Rob confirmed Marla Crockett was elected to the Board for a five year term and Jason Martin for a four year term in accordance with the amended Bylaws.

Chris Hudkins expressed concern about fire pits being discovered on properties even though fire danger is severe. Rob Harper said fire pits were not permitted within the Ranch. The Board would also discuss a policy for the established fire pits with hardscaping around the fire pit. Drew Fink suggested signage at the front entrance to warn owners of high fire danger or to send out alert emails to all owners.

Chris Hudkins raised issue with construction waste being put into the homeowners' dumpsters and contractors needing to be reminded of the need to take construction waste away. The Board will discuss this further and homeowners are encouraged to get specific information if a contractor is observed dumping waste in the homeowners' dumpsters.

Robert and Beth Taylor discussed the welcoming committee and asked new homeowners to provide their contact information for distribution. Robert stated that this committee has also received concerns and input from some new homeowners on various issues, including the Covenants. Robert requested the best process to bring issues forward to the Board from this committee.

Greg Glosser said owners could approach the Board if they wanted to amend the Association's governing documents. To amend the Covenants it was necessary to have at least 67% approval and there was a very specific process to make that change. It was a lengthy process but had been successful in the past. The Board members attempted to consider all requests in a fair, equitable manner and consider potential changes to the 30 year old document. Greg confirmed, in most cases, owners were responsible for the cost and effort to amend the Covenants.

Greg said Lacy Construction continued to maintain the roads. Leaving the Board had not resulted in any changes to costs or quality of work from Lacy Construction.

MaryLou Skinner and Rocky Kimball were thanked for the significant amount of work they had done for the Association during the past 25 years.

The next annual meeting was scheduled for Tuesday July 22, 2025.

Rocky Kimball encouraged owners to enjoy the catering which was provided by a new local food truck, Plant'n Tree.

MaryLou Skinner said she had been reviewing the numbering system of houses on the Ranch. A document had been distributed to the owners participating in the meeting so owners could note their comments to assist the Board in deciding if changing the addresses would be supported by a majority of owners. Rich Tocher explained the numbering, 1 to 45, would follow Red Mountain Ranch Road and Upper Loop and Lower Loop would be deleted from addresses. The cul-de-sacs would have numbering 1 to 5 and specific to that named cul-de-sac. The County and Fire Department supported a change. Feedback from owners was essential to assist the Board in determining the level of support from owners prior to moving the proposal forward.

At 6:15 p.m. MaryLou Skinner made a motion to adjourn the meeting. Kip Richards seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management, Manager