

**MINUTES OF MEETING  
RED MOUNTAIN RANCH OF GUNNISON COUNTY  
ASSOCIATION, INC.  
July 30, 2019**

A meeting of the homeowners of Red Mountain Ranch of Gunnison County Association, Inc. was held on Tuesday, July 30, 2019 at 5:00 p.m. pursuant to proper notice, at the Home of the Glosser Family 266 Squaw Gulch Lane, Red Mountain Ranch.

Greg Glosser introduced the Board members and thanked Bob Huckins for his years of service on the Board.

Rob Harper, Toad Property Management, called the meeting to order at 5:20 pm and confirmed notice of the meeting had been mailed on June 19, 2019. Rob thanked Greg and Toddy for hosting the meeting.

Rob said 14 proxies had been received prior to the meeting and with the owners physically present at the meeting and 2 lots participating by phone at least 35% of the owners were represented in accordance with the Bylaws.

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

Rob Harper said the tree removal at the side of the roads had been very successful and would be discussed again later in the meeting. Rob said snow removal was over budget due to the significant snowfall and the gate had been hit by two vehicles during the past year and was once again operational. Rob explained fence repair was underway and cattle were already grazing on adjacent lands. Rob said John Scott was once again dealing with thistle and chamomile daisies in the road easement.

Jim Ruthven, Toad Property Management, said expenses for 2018 finished the year about 7% over budget. Jim explained 2019 snow removal was over budget and almost \$100,000 had been spent so far and as part of the July 1, 2019 special assessment an additional \$40,000 would be spent on tree removal, continuing the tree project where it was left off in 2018. Jim explained road maintenance and magnesium chloride had already been completed this year and it was expected to finish 2019 with approximately \$20,000 in the bank. Jim said snow removal had been increased in the 2020 Budget and confirmed there was not presently any money allocated for tree removal although the Board was continuing to discuss how to fund any 2020 tree removal and subsequent years. Several owners said it was important to continue with the tree removal project and maintain it so all parts of the Ranch received the benefit. Greg Glosser reminded owners the Association could only work on land 20 feet from the center of the road and individual owners were responsible for removing dead standing trees from their lot. Danny Byron reminded owners they were also responsible for dealing with noxious weeds outside of the road easement. Rob Harper said owners could pick up Milestone

and a spot sprayer from the Toad office to spray thistle and chamomile daisies on their own lot.

Rob Harper explained Kip Richards and Bill Lacy were willing to continue on the Board and no additional names were put forward. Greg Glosser made a motion to appoint Kip and Bill to additional three year terms on the Board. John Geist seconded the motion and it was unanimously approved.

Bill Lacy explained the history of the two ponds at the front entrance which were on land owned by White Buffalo Ranch. Bill said the ponds did not hold water well and solutions were expensive and significant work. Greg Glosser said if the Association spent the money to upgrade the ponds on land it did not own it would be necessary for White Buffalo Ranch to allow water to flow into the ponds and enter into a binding agreement. Danny Byron suggested making the ponds smaller and less deep to reduce the cost for a liner or clay and the amount of water required. It was agreed the Board would continue to research options and obtain some estimates. Greg Glosser made a motion to authorize expenditure up to \$10,000 to research the options for the ponds including legal, surveying and engineering. John Geist seconded the motion and it was unanimously approved.

Rob Harper explained CenturyLink had Government grant funds available for some subdivisions to improve internet speed and reliability in the valley and the Board would be meeting with CenturyLink to discuss further.

Rob Harper thanked Greg and Toddy Glosser for hosting the meeting and Rob said the next meeting would be on July 28, 2020.

Bill Lacy made a motion to adjourn the meeting at 6:16 pm. Greg Glosser seconded the motion and it was unanimously approved.

---

Prepared by Rob Harper,  
Toad Property Management, Manager