

**MINUTES OF MEETING
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
JULY 28, 2020
VIA ZOOM**

A meeting of the homeowners of Red Mountain Ranch of Gunnison County Association, Inc. was held on Tuesday, July 28, 2020 at 5:00 p.m. via Zoom.

Rob Harper, Toad Property Management, called the meeting to order at 5:10 pm and confirmed notice of the meeting had been mailed on June 22, 2020.

Rob said 12 proxies had been received prior to the meeting and with the owners participating via Zoom at least 35% of the owners were represented in accordance with the Bylaws.

John Geist made a motion to approve the minutes of the July 30, 2019 meeting. Kip Richards seconded the motion and it was unanimously approved.

Rob Harper said the gate was not working and England Fence from Montrose had ordered the parts to repair the gate and expected to complete the work soon. Lights at the front entrance had been installed and looked good. CenturyLink had been seeding some damaged areas and prior to the Association signing off on the work CenturyLink would be dealing with damaged culverts, rocks on the road and general tidy up. Rob said he expected to receive information from the CenturyLink engineers on how to obtain the increased CenturyLink speeds and would provide that information to owners. Greg Glosser explained the work had been free and involved fiber optic being installed from the front entrance to the White Buffalo intersection and the speeds should be significantly faster than the previous service. Greg said CenturyLink would be willing to come out and measure from the White Buffalo intersection to homes and give pricing for installing additional fiber optic beyond the intersection but that would not be part of the free fiber optic installation.

Rob said Scott Sorensen expected to start work on the trees the second or third week of August. Greg Glosser explained the work in 2020 would continue from where the 2019 tree removal/thinning work finished and continue around the loop. In future years the work would focus on the other roads and the work would be completed throughout the Ranch. Rob confirmed the trees removed would be taken away and owners wanting firewood would be able to ask Scott for deadfall.

Rob said the road was in good shape and would be better after the CenturyLink work was finished. Rob reminded owners the dumpster was not for construction waste and asked owners to break down cardboard before loading into the dumpster. Rob also reminded owners to keep to the speed limit when travelling through the Ranch.

Greg Glosser said MaryLou Skinner had been working with a landscape architect for suggestions to improve the front entrance, the ponds and throughout the Ranch. Greg said improvements to the front entrance, ponds, including lining, reducing the size were being discussed and the owner of the ponds was willing to work with the Association. MaryLou had also been working on improving signage, including designing a realtor sign to bring some uniformity in signage as well as enforcing the branding of the Ranch.

Rich Tocher suggested clearing around trees and cutting some tree branches at the front entrance would be inexpensive and an immediate improvement. Greg Glosser encouraged owners to submit suggestions for improvements at the front entrance and once the landscape architect had provided information costs would be reviewed for the various projects and shared with the owners.

Rob Harper said Toad would be pulling Chamomile Daisies along the edge of the roads and by the utility boxes at the intersection of the Loop and White Buffalo. The thistle would be pulled or sprayed and John Scott would continue to spray to reduce the spread of the weeds. It was generally agreed good progress had been made on the weed control.

Rob agreed to increase the Waste Management emptying of the dumpster from twice a week to three times a week during the busy Summer period. It was agreed the dumpster was being used by owners outside of the Ranch and Greg Glosser said making the dumpster area more secure and attractive would be part of the front entrance discussion.

Concern was expressed about the gate being open and non-Ranch people entering the Ranch for recreation. Rob Harper said England Fence had inspected the gate and then ordered parts and unfortunately the gate was damaged at a bad time when contractors were busy and lots of people were in the valley. Rob asked owners to contact him immediately if they noticed unusual activity, especially camping. Rob reminded everyone that construction crews were in the area and the Spanns did work on the cattle easement. Rob said the gate code could be changed and owners would be notified of a new code by email. It was agreed to review options for checking on vehicles and perhaps introducing hang tags on rear view mirrors or stickers on windshields to identify owners and their invited guests. Rob agreed to close the damaged side of the gate and just have the operating side opening and closing in an attempt to immediately reduce unwanted traffic until the gate was repaired.

Rob Harper said a financial report giving actuals versus Budget and the 2021 Budget had been distributed prior to the meeting. Rob explained the 2021 Budget had been approved by the Board and the Budget followed the 2020 Budget very closely. Kip Richards made a motion to approve the 2021 Budget. John Geist seconded the motion and it was approved by a majority of owners.

Chris Huckins said Fed Ex and UPS would use a receptacle at the front entrance to leave packages and willing to provide that service throughout the year. MaryLou Skinner said she would speak to the landscape architect and have the receptacle incorporated in any design work.

Rob Harper explained Greg Glosser and Rich Tocher had both volunteered for the one seat on the Board. After tallying the votes Rob confirmed Greg Glosser would continue on the Board for a three year term and thanked Rich for his interest in joining the Board and his assistance during the year.

It was agreed the next annual meeting would be July 27, 2021.

Greg Glosser made a motion to adjourn the meeting at 6:05 pm. John Geist seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management, Manager

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