

**MINUTES OF MEETING
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
JULY 27, 2021
266 SQUAW GULCH LANE, CRESTED BUTTE**

A meeting of the homeowners of Red Mountain Ranch of Gunnison County Association, Inc. was held on Tuesday, July 27, 2021 at 5:00 p.m. at the home of the Glosser Family, 266 Squaw Gulch Lane, Red Mountain Ranch.

Rob Harper, Toad Property Management, called the meeting to order at 5:15 pm and confirmed notice of the meeting had been mailed on June 24, 2021.

Rob said two owners were participating by phone, 19 proxies had been received prior to the meeting and with the owners of 22 lots present at the meeting at least 35% of the owners were represented in accordance with the Bylaws.

Greg Glosser made a motion to approve the minutes of the July 28, 2020 meeting. Mary Lou Skinner seconded the motion and it was unanimously approved.

Rob Harper said trash collection had been substantially increased at the dumpster and efforts were underway to move the dumpster further into the Ranch in an effort to prevent illegal use of the dumpster.

Rob explained John Scott had once again started spraying weeds in the road right of way and would be working his way through the Ranch. Rob said Scott Sorensen of Mountain Tree Scapes was once again back working on the tree thinning at the side of the roads. Scott had started at the point he had stopped the prior year and would continue to work through the Ranch and complete all roads in the Summer 2022.

Greg Glosser said the gate had been damaged and as part of the gate replacement a new operating system had been installed and the technology identified vehicles entering and leaving the Ranch. Greg said the gate had been operating well but one of the circuit board had failed and Matt Kuehlhorn of Kooler Homes had ordered a new circuit board. Matt would continue to troubleshoot the matter as it was unclear why the circuit board had failed and lightning surge protectors would be added if needed. Rob Harper said gate openers were available at the Toad office. Greg explained a camera would be approximately \$10,000 or \$12,000 and at the present time the Board had decided not to install a camera.

Rob Harper explained there had been seven vacant land sales and five home sales in Red Mountain Ranch during the past year. Rob welcomed the new owners.

Rob Harper explained the Board had approved a 2022 Operating Budget which kept dues at the current level. John Geist made a motion to ratify the 2022 Operating Budget. The motion received a second and the motion was unanimously approved. Rob explained

there would be a discussion later in the meeting about special assessments for capital projects.

MaryLou Skinner said the Board had been working with Sprout Studio, a local landscape architect, to consider options for the front entrance of Red Mountain Ranch. MaryLou introduced representatives of Sprout Studios who would make a presentation of proposals for the front entrance, including relocating the dumpster. MaryLou explained the project would be completed in phases.

Margaret Loperfido of Sprout Studio explained Phase 1 focused on the one acre parcel of land owned by the Association at the front entrance and also the potential location for the dumpster on one of the lots. Margaret encouraged owners to review the display boards and to ask questions. Margaret explained the work had focused on the existing bridge, boulders at the front entrance and how to increase the visibility of the entrance of the Ranch. Margaret said the ponds would be Phase 2 and any work in Phase 1 would coordinate with the Phase 2 pond project.

Margaret explained the entry project together with lighting, signage and said the existing lettering would be incorporated in the design. Margaret confirmed they had been working with Alpine Landscapes and with Spencer Gordon for work on signage and the dumpster area. Once the dumpster was relocated the area would be restored with native landscaping, a specific area for vehicle parking and utility boxes would be made to blend with landscaping.

Margaret said they would work with Waste Management on the design of a dumpster enclosure past the ponds.

Greg Glosser said the post office would not deliver to mailboxes at the front entrance. FedEx and UPS would not share a drop off box and at the present time logistical issues prevented a mail location at the front entrance.

Concern was expressed about regular special assessments and it was suggested dues be increased so the tree thinning project could be completed in a timely manner, the front entrance work could be performed and the ponds improved so they retained water without having to request additional funds each year with special assessments.

Greg Glosser said the work on the ponds would be expensive and could not be funded by dues and completing the work in phases was a compromise and would spread the cost. Greg explained a legal agreement had not yet been reached with White Buffalo Ranch. An easement existed for access but the ponds were entirely on White Buffalo Ranch land and there were also water right issues to be considered. Sprout Studio were also in contact with White Buffalo Ranch to discuss future work on the ponds and keep White Buffalo updated on plans for the front entrance.

Concerns were expressed about drought conditions and the difficulty in keeping ponds full of water. Greg explained lining the ponds was approximately \$300,000. Bill Lacy

explained the cost to reduce the size of the ponds, in a timely manner, was very similar to the cost of lining the existing ponds. Bill said water rights were in place from a Spring to irrigate landscaping and refill the ponds.

Margaret said healthy existing trees would be retained where possible and additional irrigation would be necessary for new plantings.

MaryLou said recycling rules were very specific throughout the valley and recycling would not be introduced at the dumpster location unless it was clear there was sufficient support to maintain the recycling. The recycling of cardboard also had specific rules and at the present time individual owners would need to continue to recycle in Gunnison.

Margaret said work on Phase 1 might be able to commence in the Fall. Greg Glosser confirmed relocating the dumpster was the first priority and a written agreement would be in place as soon as possible. Greg explained a special assessment of \$3,700 per lot, to be assessed immediately, was proposed to cover the cost of Phase 1 and any funds in excess of Phase 1 would be applied to the pond project or tree thinning in the future.

Concern was expressed about the landscaped median proposed at the front entrance. Bill Lacy said plowing the front entrance would take a little more time but it would not hinder snow removal.

Margaret said screening would be planted around the dumpster enclosure and fencing would be around three sides. The dumpster would not be clearly visible from the road. Greg Glosser explained Waste Management would not drive up the hill so it was necessary to find a location inside the gate but not too high that the Waste Management trucks would have a problem. Greg explained the agreement with Jeff Hermanson for the dumpster location would be an expense spread over 4 years. Rob Harper explained a new dumpster would be purchased and two collection quotes would be obtained.

Rob Harper said the gate code would be changed annually in January and if necessary the gate code could be changed more frequently.

Rocky Kimball introduced himself and thanked the Glossers for hosting the meeting. Rocky said he had designed a website for Red Mountain and the website included a history and vision of Red Mountain Ranch. The lifestyle tab included information about the homeowner's hiking trail. Rocky said a Trail Team had been flagging the trail and the route up to the top of Red Mountain would also be flagged for winter use. Rocky said a noxious weed information day with Jon Mugglestone would be on August 3, 2021 at 9 am so owners could learn how to deal with the various noxious weeds. The noxious weed team would be called the Stewardship Team. Rocky said a gallery contained photographs taken on Red Mountain Ranch. The website also had real estate information. Rocky said he would create an owner directory just to be shared with other owners. Rocky and MaryLou were thanked for their work on the website.

Bruce Crockett said the Stewardship Team would be holding occasional volunteer days to deal with the noxious weeds and encouraged owners to participate.

Rob Harper explained John Geist and MaryLou Skinner were willing to continue on the Board for additional three year terms and Henry Loudon and Rich Tocher had also volunteered to join the Board. The results of a secret ballot confirmed John Geist and MaryLou Skinner were appointed to the Board for three year terms.

Greg Glosser said owners needed to submit construction plans prior to work commencing.

Rob Harper said Toad Property Management once again had supplies of Milestone if owners wanted to spray noxious weeds. Interested owners needed to contact Toad and a small supply of Milestone would be provided.

CenturyLink had performed some clean up of the areas disturbed during the project to improve internet speeds. Internet speeds had not improved significantly and CenturyLink had been difficult to work with. The project had been free of charge but it might be necessary to perform additional clean up as there were still some rocks at the side of the road.

Rob Harper explained Xtream Internet service had been set up for operation of the gate.

Rob Harper said the next meeting would be Tuesday, July 26th, 2022 and the Glossers had once again offered to host the meeting.

Greg Glosser thanked Sprout Studio for the presentation.

Greg Glosser made a motion to adjourn the meeting at 6:30 pm. Bill Lacy seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management, Manager