

**MINUTES OF MEETING  
RED MOUNTAIN RANCH OF GUNNISON COUNTY  
ASSOCIATION, INC.  
JULY 26, 2022  
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 26, 2022 at 5:00 p.m. at the home of the Glosser Family, 266 Squaw Gulch Lane, Red Mountain Ranch. Greg introduced the Board members and thanked Toad Property Management for their work.

Rob Harper, Toad Property Management, called the meeting to order at 5:21 pm and confirmed notice of the meeting had been mailed on July 12, 2022. Rob said the Board had been working hard during the year for Red Mountain Ranch. Rob confirmed the meeting had a quorum.

Julie Vlier made a motion to approve the minutes of the July 27, 2021 meeting. Kip Richards seconded the motion and it was unanimously approved.

Rob Harper said there had been snowmobile tracks and skier tracks throughout the Ranch during the winter and Rob reminded owners to keep to roads or on their own lots and not to go close to neighboring houses. Rocky Kimball said Red Mountain had always encouraged owners to enjoy the entire Ranch but it was essential that respect was shown around houses.

Rob explained issues continued with the gate and the gate had not been functional at various times this year. MaryLou explained Spencer Gordon was in the process of constructing new gates and the gates would be in place very soon.

Rob said good progress had been made on weed management during the past few years. Rob explained weed spraying would be taken over by a new company following the retirement of John Scott. Rob said Milestone was available at the office if owners wanted to spray areas on lots as the Association just maintained areas close to the roads.

Greg Glosser said tree management would continue in August on Oversteeg Gulch and then move onto Coal Camp and Squaw Gulch. Greg explained the tree management was in its fourth year and the Ranch was looking good. Greg encouraged owners to have tree management performed on individual lots to reduce fire danger. Rob said there had been a lightning strike and a small fire and the fire department had responded quickly. Greg encouraged owners to notify the Board of any planned tree removal, including dead trees, to avoid any misunderstanding or conflicts.

Rob explained there had been 13 lot sales and one home sale during the year and the Board had hired an HOA Architect, to review house construction plans. Rob said the Board had been reviewing governing documents and prepared Design Guidelines to

explain the process and assist with compliance with the governing documents. Rob said the Design Guidelines were available on the website.

Rob said requests had been received to amend building envelopes and Rob explained there was a strong process in place to request approval to adjust a building envelope. Rob encouraged owners to review the documents on the Toad website and said the process for amending building envelopes was outlined in the Covenants. To amend the Covenants at least 67% approval of all owners would be necessary.

A request was made for clear instructions and a process be made available so owners could have a better understanding of how the Association operated. Rocky Kimball reminded owners that any owners could participate in the quarterly Board meetings and Rob said owners could contact him with questions.

Greg Glosser said employee shortages throughout the valley had slowed progress on the entry project. Greg said he was hoping Rocky Mountain Trees would be able to perform some work before winter with the balance of the work being completed in the Spring.

Greg explained \$250,000 had been collected via the Special Assessment for the entry project and \$50,000 had been spent so far with the balance of the special assessment remaining in the bank account. It was expected the new gate would be installed in the next couple of weeks.

Greg said a planter box would not be placed in the center of the entrance. The berms around the new dumpster location were covered in weeds and those areas would be treated and then seeded with grasses and wildflowers but the process of beautifying the berms would take sometime. Less trash was being put in the dumpster and the change of location had stopped traffic from the highway using the dumpster.

Irrigation at the front entrance needed attention and would be addressed by Rocky Mountain Trees.

Chris Huckins expressed concern about a new variety of weed which was growing quickly near the front entrance and Rob said he would follow up to have the weeds treated.

Greg said new signage at the front entrance, similar in style to the new gate, would be installed and the sign illuminated. That work would probably be next Spring/Summer.

Rob Harper said the 2023 Budget included with the annual meeting packet had been approved by the Board. Greg Glosser explained a dues increase was necessary. Over the next two years approximately \$200,000 would be spent on road maintenance and drainage and the 2023 Budget included \$125,000 to cover the first year of that work. The tree maintenance for 2023 had been included in the Budget instead of being a special assessment and it was anticipated the tree maintenance would continue in future years. Expenses were increasing in line with inflation and the dues increase would cover

expenses and help to build up a buffer for future expenses. If expenses were lower than anticipated dues would be reduced in the future.

Greg explained discussion about the ponds continued with the neighboring property and prices for lining the ponds continued to increase. The Board would not approve any work on the ponds until the scheduled work on the front entrance was completed and owners would have an opportunity to comment prior to any special assessment. Greg said White Buffalo Ranch owned the land where the ponds were located and it was a complicated process to keep the ponds full. Concern was expressed about filling the ponds for aesthetic reasons when the State was in drought conditions. Greg said the water would be from snow melt and the ponds, if lined, would hold the water. Greg explained the Spring would irrigate the landscaping at the front entrance but was not sufficient to fill the ponds.

Greg answered questions about road maintenance and cleaning the ditches. Rob said additional road base would be added to the road. The Board wanted to continue with Lacy Construction as they provided great service to the Association. Rob explained the 2023 Budget had been approved with thirty in favor and seven opposed.

Kip Richards explained the proposed Amendment to the Bylaws addressed the length of Board terms and the attempt to have continuity on the Board. Bringing a new person onto the Board every year was intended to introduce fresh ideas and there was a learning curve for all new Board members. Rich Tocher expressed concern about Board appointments to the Board and Board members not completing their three year terms. Rich suggested a Nominating Committee. The Board would consider all comments.

Rob explained the Amendment to the Bylaws had been approved by the mail-in ballots. Thirty-two votes in favor and five against.

Rocky Kimball introduced himself and said together with MaryLou he had been operating the website, redmountainranch.com, which contained a lot of information. Rocky said the Trails Team had worked on two trails and work would continue with a Trail Day on Saturday. Rocky thanked owners for their assistance on the trail preparation. Unfortunately, fences at least five locations had been cut to permit snowmobiles through the fence between Red Mountain Ranch and the National Forest. Rocky explained the Stewardship Team had been dealing with multiple issues and Rocky encouraged owners to become familiar with noxious weeds and the need to bag pulled weeds prior to disposing of them. A link was on the website. Multiple trees in the State had been lost to Beetle kill and Mike and Peter from the Colorado State Forest Service were attending the meeting to discuss forest health which included fire mitigation.

Rocky explained the Colorado State Forest Service would provide inspections of individual lots at a cost of \$85 per lot. Peter and Mike introduced themselves and explained the role of the Colorado State Forest Service and how owners could be active in identifying and addressing areas of concern. Handouts were available at the meeting

as well as information on the Red Mountain website. Mike said the existing tree mitigation performed by the edge of the roads was a great start and extending that to 50 feet either side of the road would provide a great fire break which was good for a community with one ingress/egress route. Coordinating site visits would be useful and Rocky volunteered to receive calls from interested owners.

A Community Wildfire Protection Plan had been prepared by the County in 2011 and there would be a benefit to writing a new, detailed plan, specific to Red Mountain Ranch. The Western Regional Wildfire Council would be able to assist in drafting the document and there might be grants available.

Beetle had arrived in Red Mountain Ranch and it was not recommended to spray large areas of trees and keep spraying to specific trees. Thinning of trees was the best management approach to reduce the spread of beetle kill and to encourage healthy trees. Removing infested trees as early as possible was recommended.

Owners were encouraged to reach out to the Colorado State Forest Service for additional information or questions.

Bill Lacy and Kip Richards were elected to the Board for additional three year terms.

Rocky Kimball thanked Greg and Toddy Glosser for once again hosting and paying for the food at the annual meeting.

Rob Harper explained the next annual meeting would be Tuesday, July 25, 2023 and Rob asked for volunteers to host the meeting.

MaryLou Skinner made a motion to adjourn the meeting at 6:50 pm. Greg Glosser seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management, Manager