

**MINUTES OF MEETING  
RED MOUNTAIN RANCH OF GUNNISON COUNTY  
ASSOCIATION, INC.  
JULY 22, 2025  
RED MOUNTAIN RANCH, CRESTED BUTTE**

A meeting of the homeowners of Red Mountain Ranch of Gunnison County Association, Inc. was held on Tuesday, July 22, 2025 at 5:00 p.m. at the home of Bruce & Marla Crockett, Red Mountain Ranch. Greg Glosser thanked Bruce & Marla for hosting the event at their beautiful home.

Greg Glosser said there had been a meeting on July 21<sup>st</sup> at the home of Rocky & MaryLou to discuss wildfire mitigation and Pine Beetle. Greg explained the meetings had been held for the past four years and were extremely informative.

New owners on Red Mountain Ranch introduced themselves. Greg Glosser thanked Rob Harper and Toad Property Management for their assistance during the year. Rob thanked the Board and asked owners to return their Ballots if they had not already done so.

Rob Harper, Toad Property Management, called the meeting to order at 5:31 p.m. and confirmed notice of the meeting had been mailed on June 10, 2025. Rob confirmed the meeting had a quorum.

Bryan Wells made a motion to approve the minutes of the July 23, 2024 meeting. MaryLou Skinner seconded the motion and it was unanimously approved.

Jason Martin explained the new sign and landscaping had been installed at the front entrance and Jason thanked MaryLou Skinner for her work on the project. Improvements had been made to the Spring and irrigation water was now reaching the front entrance and the dumpster area. The area around the dumpster had started to revegetate with native grasses and would improve over time. The gate has been working well.

Rich Tocher explained a Committee (Rich, Rocky Kimball and Rick Burnett) had been formed a few years earlier to focus on forest health and wildfire mitigation. Tree removal and thinning had been performed along the road and then the scope of work had been expanded. The Colorado State Forest Service had identified areas of Mountain Pine Beetle infestation and the Committee had started working with the Forest Service to eliminate that threat. The owners of 21 lots with Lodgepole Pine were currently working with the Committee and the Forest Service to treat Mountain Pine Beetle infestation. The second attempt for grant funds had been successful and the Association had been awarded \$209,000 as a matching grant from the State. The work includes 9,000 semiochemical packets being placed on trees and the removal of infected trees each year. Rich Tocher said he would be contacting owners for information about forest health work performed on their lot during the Summer and that information would be part of the overall work reported to the State as part of the HOAs match to the grant. The treatment

to reduce the Mountain Pine Beetle population within the Ranch had been proving successful.

Rocky Kimball said he would be adding information to the Red Mountain Ranch website, [www.redmountainranchcb.com](http://www.redmountainranchcb.com), about forest health and wildfire mitigation. Useful contact information for the State Forest Service, the West Region Wildfire Council and HCCA would also be added to the website.

Mountain Treescapes continued to work along the edge of roads to reduce wildfire danger. The project had started in 2018 and been funded from the Association's annual budget. Grant funds would now be applied towards those costs. Beth Taylor praised the work performed by Mountain Treescapes.

Marla Crockett said a New Member Committee (Marla and Beth Taylor) had been formed. A member directory was being prepared and Marla encouraged owners to complete the sheet if they wanted their contact information included in the directory. The directory would be available for personnel use and was designed to promote a sense of community within the Ranch.

A Welcome Packet was being prepared for new owners and any interested owners. The information was currently available on the Toad Property Management website, [toadpropertymanagement.com](http://toadpropertymanagement.com), and the Welcome Packet would present that information in printed form which could be kept in a convenient location. A social gathering would be held in August so owners could get to know their neighbors and gather more information.

Greg Glosser said seven homes were currently under construction with five more homes in the planning stage. Construction traffic had increased significantly and additional speed limit signage had been put in place. Greg reminded owners to keep to the speed limit and also remind their contractors to reduce speeds and be aware of pedestrians on the road. The road maintenance had been performed but obtaining Magnesium Chloride in the valley had been a problem.

Greg Glosser and those present thanked Kip Richards for the 11 years of service on the Board.

Rob Harper introduced Jesse Drees, a new employee at Toad Property Management. Rob explained acquiring Magnesium Chloride from the supplier in Grand Junction had been a challenge and the Magnesium Chloride had just been added to the roads in the past few days.

Rob said Toad continued to work with Doug Washburn at Spann Ranches on the perimeter fence. Maintenance on the perimeter fence would be started in the next few days in an attempt to keep the cows out of Red Mountain Ranch.

Brad Wigginton would be spraying weeds within Red Mountain Ranch. Rob Harper reminded owners Milestone was available from Toad so Daisies and Thistle on individual lots could be sprayed. Rob asked interested owners to email him and a sprayer, with Milestone, would be delivered to a lot.

Rob Harper said the latches on the dumpster required some maintenance and that would be performed as soon as possible. Rob reminded owners that trash must be placed inside the dumpster and not left outside. Beth Taylor thanked Rob and Toad for responding promptly to calls or emails.

Greg Glosser said the Board still wanted to improve the ponds at the front entrance but the project was complicated and the cost of the work for the ponds had significantly increased. The Association did not own the ponds or the land around the ponds.

Bob Huckins said he had a couple of contractor recommendations for repair of the perimeter fencing and Rob Harper said he would reach out to them for 2026. Rob said Toad would continue to work with Spann Ranches to coordinate fence repair and the method of repair.

Rob Harper said a 2026 Budget had been circulated to all owners. Dues remained the same and the 2026 Budget had been approved by the Board. Randy Cone made a motion to ratify the 2026 Budget as presented. Ben Paradee seconded the motion and it was unanimously approved.

Rob Harper explained changes in State legislature and guidance from accountants now required owners to vote on how to handle excess funds. In prior years excess funds were moved to Reserves. For 2025 it was anticipated excess funds would be \$75,000 in 2026 the excess funds were anticipated to be \$61,000. Bob Huckins made a motion to retain 2025 excess funds in the Reserve account. Ben Paradee seconded the motion and it was unanimously approved.

Kip Richards would be leaving the Board. Three owners had volunteered to join the Board and information about the three candidates had been circulated to all owners. After the votes were tallied Bryan Wells was elected to the Board.

A question was asked about future structures around the dumpsters. Greg Glosser said there were no plans to build a structure around the dumpster. The berms and vegetation would shield the dumpster in the future. A request was made for recycling. Greg Glosser said recycling could be discussed again by the Board but recycling had been challenging in the past. Rob Harper explained some of the challenges encountered in the valley with recycling. Gunnison had a recycling service which could be used by owners.

A request was made for mailboxes and boxes for Fed Ex and UPS deliveries. Rob Harper said some associations in the valley had been successful in obtaining mailboxes but the process could be challenging. Marla Crockett said she would be willing to work with Rob Harper to research a drop off location for Fed Ex and UPS.

The next annual meeting was scheduled for July 21, 2026.

At 5:48 p.m. MaryLou Skinner made a motion to adjourn the meeting. Ben Paradee seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management, Manager