

**MINUTES OF MEETING  
RED MOUNTAIN RANCH OF GUNNISON COUNTY  
ASSOCIATION, INC.  
December 15, 2017**

A meeting of the homeowners of Red Mountain Ranch of Gunnison County Association, Inc. was held on Friday, December 15, 2017 at 5:00 p.m. pursuant to proper notice, at the Toad Property Management office, 318 Elk Avenue, Suite 24, Crested Butte.

Rob Harper called the meeting to order at 5:03 pm and confirmed notice of the meeting had been mailed on November 3, 2017.

Rob said 24 proxies had been received prior to the meeting and with owners of 2 lots physically present at the meeting and 9 lots participating by phone at least 35% of the owners were represented in accordance with the Bylaws.

Bob Huckins made a motion to approve the minutes of the December 16, 2016 meeting. Matt Gerzeny seconded the motion and it was unanimously approved.

Rob said Spann Ranches had used a modified route through the Ranch for the Fall cattle drive and it appeared to work well. Rob explained the association's attorney would be performing additional paperwork to solidify the route but the cattle drive issue appeared to have been resolved.

Rob explained the significant snowfall in December and January had caused extensive damage to the perimeter fence and repair costs had been higher than budgeted. Rob said the snow removal was also over budget and during January it had taken a major effort from Lacy Construction to keep the road passable.

Rob said a new weed program had been undertaken by John Scott to deal with thistle and daisies in the common areas. Rob explained the work was within budget and significant progress had been made in dealing with the noxious weeds.

Bob Huckins asked if \$10,000 for fence repair in the budget was sufficient. Bill Lacy said owners on the south west border were not presently grazing cattle and if that area did not need to be maintained to the same standard as other areas it might be possible to keep within the \$10,000 budget, especially if it was a light snow year.

Rob Harper said the draft 2018 budget proposed a \$200 per lot dues increase. Rob explained there had been a significant dues increase in 2006 and dues had remained at the same level since then despite expenses throughout the valley increasing by 4% to 6% each year.

After discussion John Geist made a motion to leave the fence repair budget at \$10,000 and increase annual dues by \$500 per lot. Kip Richards seconded the motion and it was

approved by a majority of the owners. Rob Harper said he would put together a new 2018 Budget with a dues increase of \$500 per lot, per year.

Ben Paradee asked about maintaining the water level in the ponds by the gate and Bob Huckins said the ponds were not on Red Mountain Ranch land and Bill Lacy confirmed the association did not own water rights in that area and a liner would probably need to be added by the land owner to retain more water. Greg Glosser asked if there was a plan to remove unhealthy trees at the edge of the road and it was agreed the Board would review this once again.

After discussion John Geist made a motion to appoint Greg Glosser to the Board. Kip Richards seconded the motion and it was approved by a majority of the owners.

It was agreed the next meeting would be Friday, December 14, 2018.

Rob Harper thanked the Board for their service.

As there was no additional business Bob Huckins made a motion to adjourn the meeting at 5:41 pm. Matt Gerzeny seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management, Manager