

MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 1, 2018

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on Thursday, February 1, 2018 at 2:00 p.m. pursuant to proper notice at the Office of Toad Property Management, 318 Elk Avenue, Crested Butte, Colorado.

Present:

Bill Lacy

Bob Huckins (by phone)

Greg Glosser (by phone)

Kip Richards (By Phone)

Rob Harper, Toad Property Management, Inc.

Rob called the meeting to order at 2:02 p.m. A quorum was established with four of five Board members present.

Rob said Marcus was in contact with the Spann's attorney to memorialize the cattle drive route used in 2017. Bob said an easement would probably be needed for a small portion of the route which crossed land owned by the Taylors as a slightly different route had been used on the second day of the cattle drive. Rob agreed to speak with Marcus and find out if easements would be required.

Rob explained Bette Williams and Jack Moorhead, Tract C, 475 Oversteeg Gulch Road, were upset that association plowing stopped short of their driveway entrance and they were responsible for sharing plow and maintenance costs with their neighbor for approximately 1,000 feet. Bill gave a quick summary of the history as Tracts A, B, C and D, which included the Williams/Moorhead lot, had been included into the association after the initial development and the owners had agreed to be controlled by the Red Mountain Ranch Association governing documents. Bill explained the Covenants did not clearly define a driveway and Lacy and Dow, as the Developer, had agreed with the County to use the County definition, at that time, that a driveway could access two homes without being considered a road. Bill said there were several shared driveways on the Ranch and in each case the two owners agreed to a method of sharing costs for maintenance and plowing and the Association did not pay anything towards the construction and maintenance or plowing of those driveways.

Rob confirmed Williams/Moorhead had paid their association dues "under protest". Bill explained Williams/Moorhead had approached previous Boards with the same request to include additional plowing and Bill confirmed Association plowing and road maintenance, including mag chloride, went from the Oversteeg Gulch cul-de-sac to the driveway entrance on Tract B (owned by Pusey).

After a long discussion it was agreed Marcus Lock, association counsel, should draft a letter to Williams/Moorhead explaining the Board's decision to continue plowing and road maintenance to the driveway entrance on Tract B. It was also agreed Marcus would be asked to review options for including the established driveway definition in the Association governing documents. Rob agreed to contact Marcus. Rob explained Williams/Moorhead had a tenant at their property and Rob confirmed he had received a copy of the three month lease.

After a short discussion Bob made a motion to appoint the following officer positions:

President	Bill Lacy
Vice President	Kip Richards
Secretary/Treasurer	Greg Glosser

The motion was seconded by Bill and unanimously approved.

As there was no additional business the meeting adjourned.

Bill Lacy, President

Prepared by Rob Harper, Manager