

MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
JULY 24, 2018

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on July, 24, 2018 at 1:00 p.m. at the Office of Toad Property Management, 318 Elk Avenue, Crested Butte, Colorado.

Present:

Bill Lacy (by phone)

Bob Huckins

Greg Glosser

John Geist (by phone)

Marcus Lock, Law of the Rockies (by phone)

Rob Harper, Toad Property Management

Jim Ruthven, Toad Property Management

Rob called the meeting to order at 1:10 p.m. A quorum was established with four Board members participating.

Marcus explained he had circulated a short agreement to all owners on Oversteeg Gulch Road confirming plowing, road maintenance and Magnesium Chloride would be an association expense up to the well head subject to all owners signing the agreement. Failure to sign the agreement would result in the plowing and maintenance stopping at the turning circle. Marcus said owners had until August 10, 2018 to return the signed agreement. Marcus explained Bette Williams had sent a letter claiming the association owed her almost \$18,000 for prior plowing and maintenance expenses. Marcus said he believed her letter had no merit and it was agreed no response was required at the present time. Marcus agreed to review past billing and notify the Board how much the Association had paid in legal fees dealing with the letters from Bette Williams.

Marcus said a letter had been sent to all owners within the Association from Bette Williams regarding the ponds and due to a conflict of interest he could not advise the Board on how to respond, and that the Board should seek independent legal advice on this issue if it so desired. Marcus explained he would be responding to Ms. Williams' letter on behalf of Lacy & Dow, LLC and agreed to provide the Board with a copy of his response. The Board decided it would consider whether and how to address this issue after reviewing Lacy & Dow, LLC's response. Greg said he had been speaking to the current owner of White Buffalo Ranch and the owner might be willing to divert some water from his ditch to the ponds.

Marcus left the meeting.

Rob said he had spoken with Abe Fischer and Abe would be at Red Mountain Ranch to work on his tree thinning area on Monday. Rob explained Paul Merck would be back the following day to finish his area. Bob said he had driven the Ranch and thought the work had made a big difference. Bob asked if there was an area where downed trees could be stored until burning them in the winter. Bill said an area just before the driveway of Lot 28 had been used in the past.

Bob said he would be meeting with Lee Spann in a couple of days to review the draft document prepared by Marcus. Rob said he had spoken with Doug Washburn and Doug had said cows would be in Red Mountain earlier this year and Rob explained Davidson Wildlife had been instructed to walk the perimeter fence to make sure it was still in good condition following the fence repair Davidson Wildlife performed in the Spring.

Rob said he was in communication with John Scott regarding the Foxtail and John said the Foxtail would appear one year and then not be seen again for several years. Rob explained John Scott would be back to continue dealing with the Thistle, Daisies and Toadflax. It was agreed John Scott was making a big difference and several owners had also made significant progress removing noxious weeds, especially Thistle, from their lots.

Rob said the recent rain was helping to improve the flowers and vegetation at the front entrance and the removal of the fence along the highway had been an improvement. Greg said the No Trespassing sign at the front entrance was in poor condition and it was agreed to remove it and place a sign at the front entrance during hunting season.

The meeting adjourned at 1:48 p.m.

Bill Lacy, President

Prepared by Rob Harper, Manager