

**MINUTES**  
**RED MOUNTAIN RANCH OF GUNNISON COUNTY**  
**ASSOCIATION, INC.**  
**SPECIAL MEETING of the BOARD OF DIRECTORS**  
**October 15, 2015**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on Thursday, October 15, 2015 at 3:30 p.m. pursuant to proper notice, at the Office of Toad Property Management 318 Elk Ave. Crested Butte, CO 81224

Present:

Bill Lacy  
Bob Huckins  
Kip Richards (By Phone)  
John Geist (By Phone)  
Greg Glosser

Rob Harper called the meeting to order at 3:32 p.m.

A quorum was established with four of five Board members present.

Bill explained that the existing dedicated easement has been in place since the original plat of Red Mountain and that the Spanns used Red Mountain for grazing from 1997 through approximately 2005. He said that at that time Red Mountain decided not to graze cattle on the property. He said that they have always worked with the Spanns to move cattle through to their property. He further explained that Doug Washburn and Lee Spann met with Greg Glosser and presented him with the new document regarding the Brush Creek Driveway which was recorded in 2005. Bill also met with Bill Trampe who is a signer on the document. Trampe said that he was not aware of the map that is now being presented as part of the original document.

Greg said that Lee Spann presented the documents as proof that they had the right to be moving cattle through his property. He said they were essentially moving their cattle through the middle of Red Mountain Ranch. Greg said that he was not appreciative of the way that this was handled by the Spanns and that it was very dishonest and unethical. John asked for clarification about Bill Trampe who Bill explained was one of the largest land owners in the valley and one of the largest cattle operations as well. It was also pointed out that the map was not recorded as the rest of the document was.

Bill said that he had the Associations attorney, Marcus Lock look at the document. John asked that the Association engage council and have Marcus write a letter to the Spanns. Bob Huckins explained that the existing easement is not the best land to move cattle. Bill said that historically cattle have been driven through the easement on the way to gothic. He said that now that there are more homes in the neighborhood this has become a

problem. Kip asked if there were other ways for them to get through. John said that he would like them to acknowledge that the document is false and let the Spanns suggest any other route but that the existing easement is available.

Kip asked if they had been using this route recently. Bill explained that they may have been using this route but no one was around to see it. Greg reiterated that the Spanns were not responsive when their cattle were on his property and that he would like the Board to hold them to what they are legally allowed.

Bill said that he spoke with Doug Washburn who told him that the fences were broken where the cattle went through however Bill told him that he had fixed the fence over the summer and then Doug changed his story and said that the gates were left open. Bill said that Spann also uses Red Mountain roads to access adjacent Forest Service land and that they are allowed to do this but it is not a legal right.

It was agreed that Bill would speak with Marcus Lock to determine the legal position of the Association and then circulate a letter to the Board to approve and then send to Spann.

Bob said that the roads were in the best shape they have been in years. He said that there were a few places that need some significant work. Bill said that he has been working on the ditches and has seen improvements to the road. He would like to see this work continue to prevent further damage. Bob asked if we need to have an assessment to be sure that this work continues. There was a brief discussion about spraying the roadside weeds rather than physically pulling them. Rob said that he would like to try the 'Milestone' herbicide. It was agreed that this would be the plan for next year.

Rob said that Betty Williams lives on Oversteeg Gulch Rd and has complained several times that her road does not receive gravel and maintenance. Bill said that since Red Mountain was developed cul-de-sacs have been maintained by the Association and the driveways that are connected to them are the responsibility of the individual owners. It was agreed that Rob would write a letter to her explaining the position of the Association.

Kip Richards would like to see some research done to find a way to improve the internet access and speeds. Rob said that there are some wireless solutions available however they all require line-of-sight connections. Greg said that he has spoken with CenturyLink and that there is nothing they can do to increase speed or capacity. They are currently at maximum output at 1.5 Mbps. Xtream Internet has the capability to have speeds around 20 Mbps but it is fairly expensive. It was agreed that Rob would speak with John from Xtream Internet to see if he is interested in making a proposal to provide services to Red Mountain Ranch.

The meeting adjourned at 4:38 p.m.

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Billy Joe Lacy, President

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Prepared by Rob Harper, Manager

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