

**MINUTES OF ANNUAL MEETING
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
December 16, 2015**

A meeting of the homeowners of Red Mountain Ranch of Gunnison County Association, Inc. was held on Wednesday, December 16, 2015 at 5:00 p.m. pursuant to proper notice, at the Chateaux Condominiums Clubhouse, 651 Gothic Road, Mt. Crested Butte, CO 81225.

The meeting was called to order at 5:21 p.m.

ROLL CALL

Rob said 13 proxies had been received prior to the meeting and with owners of 5 lots physically present at the meeting and 4 lots represented on the phone at least 35% of the owners were represented in accordance with the Bylaws.

A quorum was declared present.

PROOF OF NOTICE OF MEETING

Notice of Meeting was mailed November 14, 2015.

APPROVAL OF MINUTES OF DECEMBER 19, 2013 MEETING

The Minutes of the December 15, 2014 meeting were mailed on November 14, 2015. David McCay made a motion to approve the minutes as distributed. Bill Lacy seconded the motion and it was unanimously approved.

MANAGER'S REPORT

Rob said that he purchased Toad from Gordon and Angela in April and that the transition has gone very well. He said that Angela was still working for Toad and that he had added Matt Schroeder as the manager of outside operations and Abby Loken to oversee the accounting. All of the other employees have remained which has added continuity to the transition.

RATIFICATION OF THE 2015 BUDGET

Rob spoke about the 2016 budget. He said that the budget that was distributed was through October 31, 2015 and that expenses through today were running at a slight deficit. He said that there were \$10,000 in receivables over 90 days which Toad has been working to collect. He said that they have also done more road maintenance this year than anticipated and that some of the utilities have run slightly above budget. He said that there was \$46,000 in the operating checking account and about \$17,000 in the

reserve. Bill said that Lacy Construction did some additional ditch work in the fall and that this work will not need to be done in 2016 which will offset the budget.

Bob Huckins said that there was only \$2,500 in the budget for weed control and that it seems that the weeds continue to get worse. Rob said that Toad had spent time this summer pulling noxious weeds and Bob said that there was not any meaningful difference. Rob said that Toad plans to spray weeds in the summer of 2016. It was agreed that the weeds including noxious weeds and thistle should take a higher priority in the coming year using reserve funds if necessary. David asked if there were any County programs that would help with the expenses.

Floyd asked if the write-off was the first that Red Mountain has had. It was explained that the property went into bankruptcy and it was impossible to collect any past dues. John Geist made a motion to approve the 2016 budget as proposed. This was seconded by Bill Lacy and approved unanimously. Bob Huckins wants an acknowledgement that there may be more expenses involving weed control.

ELECTION OF BOARD OF MANAGERS

Rob said that there were no new volunteers for the open Board positions. David made a motion to retain Bob Huckins and John Geist on the Board of Directors. Bill Lacy seconded the motion and it was approved unanimously.

UNSCHEDULED BUSINESS

Rob said that over the summer there were several times where cattle were roaming the property from the Spann Ranch. Rob said that there would be an effort to increase the work on the fence this summer to keep them out. Bill said that he thinks that there needs to be a lock on the gate so that they cannot enter. Bill said that this fall the Spann's sent a map with an explanation that they have the right to run cattle on Red Mountain with no regard for owner rights. The Board met on this issue and had Marcus Lock send a letter to the Spann's explaining that this would not continue. There is a cattle driveway through Red Mountain which they are allowed to use. Rob said that the main problem with the cows is the damage they cause to owners landscaping.

Rob said that there were 9 new governing documents mandated by the State of Colorado which need to be approved by the Board. These policies cover many of the existing rules and regulations which are already covered by the Declaration and Bylaws and do not change the operation of the Association. As President, Bill Lacy will sign these policies and they will be posted to the website.

David said that he saw someone pull off the highway and dump trash in the dumpster. Bill said that we should up the service for the upcoming winter season and increase the patrol to catch anyone who is not an owner.

DATE OF NEXT MEETING

It was agreed the next meeting would be December 16, 2016.

The meeting adjourned at 6:02 p.m.

Billy Joe Lacy, President

Prepared by Rob Harper, Manager

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