

**RED MOUNTAIN RANCH OF GUNNISON COUNTY ASSOCIATION, INC.**

**ANNUAL OWNERS MEETING MINUTES**

**318 ELK AVENUE SUITE 24, CRESTED BUTTE, COLORADO 81224**

**FRIDAY, DECEMBER 16 2016, 5:00 PM MST**

**In Attendance:**

Bob Huckins  
Rich Tocher  
Dan Byron  
John Geist (via telephone)  
Bill Lacy (via telephone)  
Allan Newcomb (via telephone)  
Becky and Ben Paradee (via telephone)  
Tim Stoner (via telephone)  
Channing Woodward (via telephone)  
Rob Harper, Toad Property Management

**In Attendance by Proxy to Bill Lacy:**

Tim Lee  
John Taylor  
David McCay  
Ron Seufferling  
Greg Glosser  
Eugene Oddone  
Don Mancini  
Nakisa Serry  
Ken Crouch  
Jeff Adam  
Joe and Connie Mitchell  
George Treutelaar  
Don Brown

Rob called the meeting to order at 5:05pm, confirming a quorum. Proof of Meeting Notice was sent on November 11, 2016. John Geist made a motion to approve the minutes of the meeting held on December 16, 2015, Dan Byron seconded, all in favor and the motion passed.

**Manager's Report:** Rob said the largest issue during the past year related to the Spann cattle being moved through the Ranch to and from neighboring grazing land. A committee had been formed and consisted of Allan Newcomb, Bill Lacy, Bob Huckins, and Greg Glosser, with input from attorney Marcus Lock. Rob confirmed agreement had been reached to move the cattle on the existing easement through the Ranch and efforts to secure a route, satisfactory to all parties, would continue. Despite the association spending money to improve 6 miles of perimeter fence the cattle were still finding ways through the fence on the west and south boundary. Rob said there was an operating problem with the gate and attempts to solve the issue were underway.

**Financial Report:** Rob explained, as of October 31, 2016, approximately \$10,500 had been spent on legal fees with most of the money being spent on the Spann cattle issue. Rob said the association snow removal would finish the year close to the budget and road maintenance would be under budget. Rob said the 6 miles of perimeter fence had pushed fence repair over budget

but fence repair was expected to be less during the next financial year. Rob reported the association would be working with John Scott during 2018 to address thistle and daisies in the common areas of the Ranch. Rich Tocher suggested increasing the budget in the future for removing fallen trees. Rob reported total assets as of November 30, 2016 of \$157,000 versus \$154,000 at the same time in 2015, \$62,000 in the reserve account and very little in accounts receivable.

**New Business/Unscheduled Business:** Rob said no plans had been received for new construction. Rob explained the UPS driver was once again delivering to homes and the idea of a mailbox at the front entrance was still being discussed by the Board. Rob confirmed no issues had been reported about the dumpster at the front entrance.

**Elections:** John Geist made a motion to approve Bill Lacy and Kip Richards for the Board. The motion was seconded, all in favor and Bill Lacy and Kip Richards were elected for additional three year terms.

Next meeting date scheduled for December 15, 2017.

Dan Byron made a motion to adjourn, Bob Huckins seconded the motion, all in favor and the meeting adjourned at 5:27pm.

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Rob Harper, Toad Property Management, Inc