

**MINUTES OF MEETING
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
December 19, 2013**

A meeting of the homeowners of Red Mountain Ranch of Gunnison County Association, Inc. was held on Thursday, December 19, 2013 at 4:30 p.m. pursuant to proper notice, at the office of Toad Property Management, 318 Elk Avenue, Crested Butte, CO 81224.

The meeting was called to order at 4:35 p.m.

ROLL CALL

Angela said 14 proxies had been received prior to the meeting and with owners of 8 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 29, 2013, 19 days prior to the meeting.

APPROVAL OF MINUTES OF DECEMBER 19, 2012 MEETING

The Minutes of the December 19, 2012 meeting were mailed on November 29, 2013. Becky Williams made a motion to approve the minutes as distributed. Bob Huckins seconded the motion and it was unanimously approved.

MANAGER'S REPORT

Angela said one house and one vacant lot had sold in Red Mountain Ranch during the past year.

Angela explained heavy snow in April and May had pushed snow removal costs up a little. The dry June and then very wet summer had increased road maintenance costs and it had been a big year for noxious weeds, especially thistle. Angela said throughout the valley thistle had been a problem and the weather had made it difficult to schedule spraying on the large scale carried out in 2012 on Red Mountain Ranch with the assistance of grant funds. Angela explained Toad had cut and removed noxious weeds from the Ranch as well as spraying thistle. After discussion it was agreed Kevin Freeman would be asked to once again spray noxious weeds along the edge of the road and Angela agreed to contact owners so private land could be sprayed by Kevin Freeman at the same time with individual owners being invoiced for work on their lots.

Angela said fence repair had been conducted at the start of the summer and cattle had broken through a few times on the stretches of fence repaired by Spann Ranches.

Angela said locating the dumpster inside the entry gate had reduced collection costs by approximately \$1,000 per year. Angela explained the collection point for irrigation water had been repaired in the Fall and the berm behind the dumpster would have trees and shrubs added in the Spring.

Angela explained seven owners were presently in arrears and liens would be filed if dues were not paid by the year end. One of those owners was in arrears by more than one year and the house was for sale.

RATIFICATION OF THE 2014 BUDGET

Angela said line items in the 2013 budget had been increased for snow removal, road maintenance and a small increase in the management fee and dues would remain at the 2013 level.

After discussion Bob Huckins made a motion to approve the 2014 Budget. Danny Byron seconded the motion and it was unanimously approved.

ELECTION OF BOARD OF MANAGERS

Angela said Bill Lacy and Kip Richards were running for re-election and as no additional names had been put forward Bill and Kip were elected by acclamation to the Board for additional 3 year terms.

UNSCHEDULED BUSINESS

Becky Williams asked if signage warning drivers of a tight curve could be added. Gordon agreed to obtain and install the signs.

DATE OF NEXT MEETING

It was agreed the next meeting would be in mid-December 2014 although a specific date was not set.

The meeting adjourned at 5:10 p.m.

Billy Joe Lacy, President

Prepared by Angela H. Reeves, Manager