

**MINUTES OF MEETING OF THE
EXECUTIVE BOARD OF
RED MOUNTAIN RANCH OF
GUNNISON COUNTY ASSOCIATION
February 5, 2013**

A meeting of the Executive Board was held on February 5, 2013 at 4:00 pm at 318 Elk Avenue, Suite 24, Crested Butte.

The following were present:

Bill Lacy
Bob Huckins
John Geist)
Allan Newcomb) by phone
Gordon and Angela Reeves, Toad Property Management, Inc.

Angela explained Lot 54 plans dated 12/06/12 had been resubmitted together with a Site Grading Plan dated December 6, 2012. Bill confirmed the Site Grading Plan prepared by Sprout Studio corrected the errors on the Site Plan dated 12/06/12 prepared by Brenneke.

Angela explained the 12/06/12 plans were for a main house to accompany the existing garage, guest house and separate structure containing a mechanical room, utility room, wine cellar and alcove which formed 620 square feet of the basement of the main house. Angela said all the structures on Lot 54 would total 7,495 square feet, not including the 620 square feet of mechanical/storage space.

Discussion followed regarding the 620 square feet of mechanical and storage area which was approved and built in 2006 although the rest of the 2006 approved house was not constructed. It was unanimously agreed the 620 square feet had been constructed in accordance with regulations in place at the time and could be incorporated in the new design of a main house without that square footage being included in the total square footage. It was agreed all new construction must comply with the current Gunnison County regulations and crawlspace restricted to a ceiling height of 5 feet. A ceiling height of more than 5 feet would result in the space being included in the total square footage of the structures.

It was unanimously agreed approval of plans would only be valid for two years. If construction was not commenced during the two year period new plans must be submitted for approval and would be subject to review under current County and Association regulations. It was also unanimously agreed a natural grade benchmark be placed on Lot 54 to assist the Board in reviewing the construction process. The natural grade reference should be located on undisturbed ground close to the building site and easily accessible to a surveying crew.

It was unanimously agreed an approval letter would be drafted and circulated to the Board for approval. The project would be subject to a \$10,000 security deposit with \$7,500 of that deposit refunded upon satisfactory completion of the project and the road being restored to the same condition it was prior to construction.

The meeting adjourned at 4:20 p.m.

Prepared by Angela H. Reeves