

**MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 2, 2021**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on December 2, 2021 at 3:00 p.m. via Zoom.

Present:

John Geist

Mary Lou Skinner

Greg Glosser

Bill Lacy

Kip Richards

Rob Harper, Toad Property Management

Hannes Gehring, Toad Property Management

Joe Robinson, Toad Property Management

Marcus Lock, Law of the Rockies, Association's legal counsel

Jessica Bartell, prospective owner

Rob called the meeting to order at 3:03 p.m. A quorum was established.

Kip made a motion to approve the minutes for the meeting held on October 14, 2021. Mary Lou seconded the motion, and it was unanimously approved.

Rob said that John Geist had sold his property in Red Mountain Ranch and would be leaving the Board. Rob thanked John for his many years of service on the Board.

Jessica Bartell said that she and her husband would be closing on Lot 49 in December. Lot 49 was on the agenda for review of a request to move the driveway from its current location to connect to a small road that gave access to two other lots' driveways. Bill Lacy said that the idea was sound, but the small road in question was actually a driveway, and the County had restrictions limiting the number of properties that could be served by one driveway. It was generally agreed that, once a formal plan had been submitted for the new driveway, the Board would be willing to approve the request, subject to the owner obtaining legal access to the new driveway location and any necessary approvals from the County.

Jessica left the meeting.

Rob said that the agenda was organized to go through legal issues requiring Marcus's advice first.

There was a discussion of the request for vehicular access to the gate and old dumpster area by an individual whose property was adjacent to Red Mountain Ranch. Concerns were expressed about the use of motorized vehicles in that space, given the Board's efforts to revegetate the area. There was some discussion regarding the location of the property line as indicated by the County Assessor's website. It was generally agreed that Marcus would verify the location of the property line and determine whether any easements currently existed to inform further discussion on the issue.

Marcus gave an update on the 455 Oversteeg driveway matter. Marcus said that Law of the Rockies had sent the proposed agreement to Aaron Huckstep ("Huck"), the homeowner's attorney. Huck had acknowledged receipt and was expected to provide a formal response in the next few days. It was generally agreed to table discussion until Marcus had received Huck's response.

Greg gave a progress report on the effort to update the Association's Design Guidelines. Greg explained that the goal of this process was to provide a more readable and user-friendly resource for new owners seeking to build in Red Mountain Ranch. Greg said that some procedural changes would be instituted in the new Design Guidelines, including a final review by the Board requiring written confirmation that the project had been built according to the approved plans.

Rob said that Kent Cowherd had agreed to help with a third party architectural review of submitted plans in Red Mountain Ranch, and it would be important to charge enough for the design review fee to cover the costs of Kent's services. Greg said that the plan was to make the homeowner responsible for the reviewing architect's full fee, to provide the homeowners with a financial incentive to keep the review process efficient.

Greg said that once he, Mary Lou, and Kip had finalized a draft of the Design Guidelines, they would circulate the draft to the Board. Greg and Kip both thanked Mary Lou for her exceptional work on this issue.

Greg inquired about the process that would be required to amend the Declaration of Protective Covenants to extend the time limit for the Board to hold a hearing on submitted architectural plans. Marcus said that this change would require an amendment to the Covenants and would therefore require a vote of approval from 67% of the Association. Marcus said that it would be possible to ask new owners to waive the time limit in the Covenants to give the Board more time for review. It was generally agreed not to pursue an amendment to the Covenants at this time.

Marcus said that there was a statutory entitlement to the use of solar in CCIOA, and he would circulate the details to the Board.

There was some discussion of how to fill the seat on the Board that John was vacating. Marcus said that he would review the Covenants and let the Board know their options for replacing John. It was generally agreed to table the question until the next meeting.

Marcus left the meeting.

Rob gave an update on the request to move the building envelope at Lot 41. Rob said that the owner of Lot 41 had received approval from 2 of the 3 neighboring lot owners. After a brief discussion, the Board agreed that moving the building envelope as requested would negatively impact views from Red Mountain Ranch and from the road. The Board unanimously decided against approving the request. Rob agreed to communicate this decision to the homeowner.

There was a discussion of the plans submitted for Lot 28. Rob said that the plans had been submitted for pre-review and the lot owner was looking for feedback from the Board. Greg, Mary Lou, and Kip agreed to take a look at the plan through the lens of their ongoing effort to update the Design Guidelines and give Rob some feedback to communicate to the homeowner.

There was a discussion of the request to move the building envelope at Lot 3. The Board declined to approve this request.

Rob said that he had responded to the inquiry from the owners of Lot 13 and let them know that camping was limited to 30 days and they would need to submit a plan for driveway approval.

There was a discussion of the request by the owners of Lots 1, 2, and 3 to change the driveway configuration. Mary Lou motioned to approve the plan as submitted. Kip seconded, and the motion passed unanimously.

Rob said that there were no updates regarding Lot 35.

Mary Lou gave a progress report on the entry project. Mary Lou said that the old entry area had been cleaned up and they had developed a beautiful design for the new gate, which Spence Schnaitter of Dragon Sheet Metal would work on over the winter. Mary Lou said that Sprout Studio was approaching the cap on hours that the Board had previously set. Mary Lou requested the ability to increase the cap to continue consulting with Sprout Studio as the project neared completion. Rob said that the Association had spent about \$14,000 with Sprout Studio since February. It was generally agreed that Mary Lou would consult with Sprout Studio to develop a plan to finish the project without incurring significant additional costs.

It was generally agreed to move Board Meetings to begin at 2 p.m.

Rob said that Toad had increased the frequency of trash collection to two times per week through March. Rob said that the cost was \$100 per pick up. It was generally agreed to keep the schedule for trash collection at two times per week year round to avoid potential issues with dumpster overflow.

Rob said that there had been some disagreement from homeowners about the need for plowing after the recent snowfall. Rob explained that it was not unusual for lots at the top of Red Mountain Ranch to receive several more inches of snow than lots at lower elevations in the Ranch. As a result, Toad would sometimes need to plow the upper portion of the Ranch even when there had not been sufficient snowfall at lower portions of the Ranch to trigger plowing. The Board agreed with this practice and thanked Rob for providing this explanation.

The meeting was adjourned at 4:37 p.m.

Bill Lacy, President

Prepared by Rob Harper,
Toad Property Management, Manager

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