

MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 22, 2021

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on December 22, 2021 at 2:00 p.m. via Zoom.

Present:

Mary Lou Skinner

Greg Glosser

Bill Lacy

Kip Richards

Rob Harper, Toad Property Management

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

Rob called the meeting to order at 2:04 p.m. and established that a quorum was present.

Mary Lou made a motion to approve the minutes for the meeting held on December 2, 2021. Kip seconded the motion, and it was unanimously approved.

Rob said that the chief purpose of the meeting was to discuss the appointment of a new Board Member. Marcus explained that the Board was able to appoint a new member to serve for the remainder of John Geist's term by a majority vote.

Marcus said that he was working on a draft amendment to the Bylaws to change the term structure for the Board. Marcus said that passing the amendment would require a two thirds vote from the Board. Marcus added that the Bylaws required the Board to provide notice to the Association and allow for a comment period before holding a meeting to pass the amendment. Marcus said there was not a requirement in the Bylaws for the length of the comment period but recommended 30 days. Marcus confirmed that he would review whether it was possible to apply the change in the term structure to current Board Members.

There was a long discussion of how best to fill the open position on the Board. A majority of Board Members agreed that the best course of action would be to appoint a new Board Member immediately. Two Board seats would also be up for election at the 2022 Annual Meeting, and it was generally agreed that the Board should encourage a diverse group of candidates to consider those positions.

Kip made a motion to appoint Jason Martin to fill the Board position vacated by John Geist, effective upon acceptance. Greg seconded the motion, and it was unanimously approved.

Jason gave notice of his acceptance of the position via text during the meeting. Kip said he would provide Jason's contact information to the Board.

There was a discussion of progress towards approving the new Design Guidelines. Marcus said that the Board would be able to approve the updated Design Guidelines by a majority vote without a comment period, providing that the new Design Guidelines did not change or contradict any part of the Covenants. Greg and Mary Lou said that the updated Design Guidelines made the current guidelines more readable and user-friendly, and would not change any part of the Covenants.

Greg said that the most significant change in the new Design Guidelines was the requirement of a \$25,000 deposit and suggested providing the new Design Guidelines to local realtors once approved to help manage expectations from prospective owners in Red Mountain Ranch.

Rob said that he would reach out to architect Kent Cowherd to confirm his hourly rate and to ensure that he was still open to participating in the design review process for Red Mountain Ranch.

Mary Lou confirmed that she would have the new Design Guidelines ready for review within 10 days. Marcus requested two weeks to review before the Board held a vote to approve the new Design Guidelines.

It was agreed to hold a meeting to approve the new Design Guidelines and meet with Kent Cowherd on January 25, 2022 at 2:00 p.m.

There was a discussion of a recent complaint about the recreational use of snowmobiles on Red Mountain Ranch. It was determined that Article 6 of the Covenants outlined the permissible use of Snowmobiles (Section 15), and Motorcycles and All Terrain Vehicles (Section 16) on Red Mountain Ranch. It was generally agreed to remind owners of these provisions of the Covenants in a letter at the same time that the Board notified owners of the new Design Guidelines.

At 3:57 p.m., Kip made a motion to adjourn the meeting. Greg seconded the motion, and it was unanimously approved.

Bill Lacy, President

Prepared by Rob Harper,
Toad Property Management, Manager