

MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
JANUARY 25, 2022

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on January 25, 2022 at 2:00 p.m. via Zoom.

Present:

Mary Lou Skinner

Greg Glosser

Bill Lacy

Kip Richards

Jason Martin

Rob Harper, Toad Property Management

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

Rob called the meeting to order at 2:03 p.m. and established that a quorum was present.

There was some discussion of the language in the previous meeting minutes related to the use of ATVs.

Greg Glosser made a motion to approve the minutes from the December 22, 2021 meeting as amended. Kip Richards seconded the motion, and it was unanimously approved.

Rob said that Bill, Greg, and Mary Lou had met with architect Kent Cowherd to discuss the new Design Guidelines. Greg explained that Kent billed at \$120/hour and should be able to review a typical set of plans in 4-5 hours. Greg said that Kent had projected a 2-3 week turnaround time on each project.

Greg said that the updated Building Checklist included a requirement for an interim and a final building inspection. Greg explained that while Kent might be willing to take those inspections on, he did not usually perform that type of inspection. It was discussed that Bart Laemmel would likely be willing to take on the building inspections for Red Mountain Ranch. Greg estimated that there would be between 4 and 5 homes coming through the Design Review process in 2022.

Some additional potential changes to the draft Design Guidelines were discussed, including the incorporation of a list of prohibited materials, the addition of more specific guidance for the allowed roof pitch, and specification of the appropriate timeframe for the interim building inspection.

It was agreed that the Board would carefully review the Guidelines for any further potential changes over the next week, so that the Board could meet to approve the final draft as quickly as possible.

It was generally agreed that, once the new Guidelines were approved, the Board would send out a winter season letter to all owners, with information on a variety of topics, including the new Guidelines.

Rob said that Marcus had prepared a draft Amendment to the Bylaws. Marcus explained that the Board had expressed the goal of amending the length of Board terms to ensure that only one Board member's term expired each year. There was some discussion of the term length that should be included in the Amendment. While some felt that 5-year terms would help preserve continuity of institutional memory on the Board, others worried that a 5-year term might be long enough to deter participation on the Board. It was generally agreed that Rob and Marcus would circulate the draft Amendment to the full Board, and Board members would review and discuss the Amendment at the Board Meeting in March. Marcus recommended that the Board present the Amendment to owners for ratification at the Annual Meeting prior to the election, so that the 2022 elections could proceed according to the amended Bylaws.

Marcus Lock left the meeting.

Rob said that he had sent the Board the 4th Quarter Report via email prior to the meeting. Rob said that the Report reflected anticipated overages in the line items for legal expenses, road maintenance, and the gate. Rob said that the December bills for snow removal were not reflected in the report. Rob said that there were 6 remaining accounts that were delinquent on their dues. Rob said that he would add late fees to the delinquent accounts.

There was a brief discussion of the potential need to increase line items in the Budget to account for anticipated overages in line items like legal fees. Rob recommended that the Board wait to reevaluate during the next budget cycle.

It was generally agreed that Toad would change the gate code on February 1, and would send an email to the Association notifying owners of the change.

Mary Lou said that the contractor for the Association's signage had been delayed by an injury, but had confirmed that Red Mountain was first on his list for 2022.

Mary Lou said that she would reach out to Alpine Landscapes to schedule landscaping work for the Spring.

Rob added that the Association's insurance cost for the new year should be about \$3,000.

Rob said that a location scout had reached out to Toad with an interest in shooting a Subaru commercial on Red Mountain for a fee. There was general agreement that the Board was open to allowing the company to pay to shoot their commercial on Red Mountain, and Rob would connect with the location scout to coordinate further details.

At 3:05 p.m., Kip made a motion to adjourn the meeting. Mary Lou seconded the motion, and it was unanimously approved.

Bill Lacy, President

Prepared by Rob Harper,
Toad Property Management, Manager