

**MINUTES
RED MOUNTAIN RANCH OF GUNNISON COUNTY
ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
MARCH 3, 2022**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on March 3, 2022 at 3:00 p.m. via Zoom.

Present:

Mary Lou Skinner

Greg Glosser

Bill Lacy

Rob Harper, Toad Property Management

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

Rob called the meeting to order at 3:01 p.m. and established that a quorum was present.

Greg Glosser made a motion to approve the minutes from the February 4, 2022 meeting, Bill Lacy seconded the motion, and it was unanimously approved.

Rob said that there had not been any feedback from owners on the new Design Review Guidelines.

Rob confirmed that the proposed plans for the new home at Lot 41 had moved the entire structure into the building envelope. Bill expressed concern that there was some permanent parking for the main house outside of the building envelope. Marcus Lock confirmed that parking constituted an improvement to the lot and should be located within the building envelope. Bill said that there was flexibility in where the driveway was constructed, so long as it didn't interfere with the neighbor's access.

Bill said that contractors would need to put in a temporary dirt road in order to access and drill the well. After completion of the well, that road would need to be revegetated with native grasses, but could be left sufficiently clear to allow access for maintenance.

Marcus noted that the owners of Lot 41 were required by the Third Amendment to the Covenants to obtain written approval from all adjacent lot owners and the Architectural Control Committee if the well or septic system were going to be located outside of the building envelope.

It was generally agreed that, once the homeowner submitted their deposit and formally began the Design Review process, the Board would be able to consider the application. The Board agreed that Rob could tell the homeowner that they could move forward with the well at the planned location once they had received approval from all the adjacent lot owners.

There was some discussion of snowmobile and skier trespassing. Greg said that there had not been any issue with snowmobile trespassing since the Board's letter reminding owners of the Covenants. Greg said that he had also spoken with the neighboring property owner and committed to reminding Red Mountain Ranch owners that they could not cross the private property between Red Mountain Ranch and Whetstone without permission, including for the purposes of backcountry skiing.

There was some discussion of landscaping for the new entrance and the old dumpster area. Greg said that Steve Curtis of Rocky Mountain Trees would be taking over the project to beautify these areas and provide irrigation to maintain landscaping. Rob said that he would reach out to Rocky Mountain Trees to make sure that Red Mountain Ranch was on their irrigation list. Greg said that it would be possible to move the vehicular access gate from its current position to another location so that Red Mountain Ranch could fence off and revegetate the old dumpster area. Marcus said that if the Association pursued that route, they should work with the neighboring property owner to attempt to mutually agree on adjustments to the location of the neighbor's easement.

Rob said that the Gerzeny signage issue had been resolved satisfactorily.

At 3:19 p.m. Mary Lou Skinner made a motion to enter into executive session for the purpose of consultation with legal counsel concerning disputes that are the subject of pending or imminent court proceedings or matters that are privileged or confidential between attorney and client and regarding Lot 35, Red Mountain Ranch Subdivision. Bill Lacy seconded the motion, and it was unanimously approved.

At 3:41 p.m. Greg Glosser made a motion to leave the executive session. Bill Lacy seconded the motion, and it was unanimously approved.

At 3:42 p.m. Mary Lou Skinner made a motion to adjourn the meeting. Bill Lacy seconded, and it was unanimously approved.

Bill Lacy, President

Prepared by Rob Harper,
Toad Property Management, Manager