

**MINUTES  
RED MOUNTAIN RANCH OF GUNNISON COUNTY  
ASSOCIATION, INC.  
MEETING OF THE BOARD OF DIRECTORS  
JUNE 5, 2025**

A meeting of the Board of Directors of Red Mountain Ranch of Gunnison County Association, Inc. was held on June 5, 2025 at 3:00 p.m. via Zoom.

Present:

Greg Glosser  
Rich Tocher  
Kip Richards  
Marla Crockett  
Jason Martin  
Rob Harper, Toad Property Management  
Jason Drees, Toad Property Management  
Marcus Lock, Law of the Rockies  
Gary Hartman, Sunlit Architecture  
Braden & Tara Stroup

Rob called the meeting to order at 3:01 p.m. A quorum was established.

Rich said he had proposed a couple of amendments to the prior meeting minutes which had been incorporated and said the new format, highlighting action items, was acceptable to him. Marla asked that future minutes include a due date for the action item to be completed.

Marla made a motion to approve the minutes of March 6, 2025 as presented. Rich seconded the motion and it was unanimously approved.

Gary Hartman explained the Emersons on Lot 51 had received approval for a small main house with a garage. Once excavation started it was suggested the house be moved forward and then the Emersons decided to submit plans for a guest house/barn on the lot. Rob confirmed the plans had been sent to the Board and also Kent Cowherd, the Association's architect. Concern was expressed about the addition of a combined guest house/barn, and the Board made clear that there could not be two separate garages.. . Gary asked that governing documents be updated to reflect the Board's interpretation of the documents. Gary agreed to report back to his clients and consider how to move forward.

Gary Hartman left the meeting.

Plans had been submitted by Braden & Tara Stroup and a building envelope adjustment had been approved in the past. Concern was expressed that the current plans had roofs

with a 1:12 or 2:12 pitch and the Board had in the past talked about a 3:12 pitch. Braden & Tara explained they had worked with their builder to ensure the house would be water tight, strong enough to withstand snow loads and adequate drainage. The flatter pitch of the roof was to make the house less prominent on the lot as well as reducing construction costs. Greg asked if the plans could be amended to a 3:12 pitch on the roofs to be consistent with the design of other homes. The Stroups said they would review plans and attempt to meet the 3:12 pitch on the roofs. If presented with a 3:12 roof pitch and no other changes, the Board generally agreed the plans would be quickly reviewed and approved. Greg thanked the owners for working with the Board.

Rich explained the Bennetts had made a small adjustment to their construction plans. Rich said he would speak to the owners to make sure the exterior lighting met the Gunnison County regulations for downlighting. Rob was asked to provide approval for the small adjustment to the garage header and Rich would provide an update on the exterior lighting.

**ACTION ITEM: Rich to speak to the Bennetts regarding downlighting as soon as possible. Rob to send approval note regarding the garage header as soon as possible.**

Marcus and Rob said there was not an update at this time on the Cell Tower request. Greg asked that Rob circulate to the Board the letter Marcus had drafted to the Cell Tower individuals denying the cell tower.

**ACTION ITEM: Rob to promptly circulate to the Board the cell tower letter from Marcus.**

Rob said an owner had submitted a request for a split rail fence with dark wire on the inside of the fence. The split rail fence would not be visible from other lots and the wire would not be reflective.

At 3:41 p.m. Greg made a motion to go into Executive Session with legal counsel in accordance with C.R.S. 38-33.3-308(4)(b). Rich seconded the motion and it was unanimously approved.

At 4:16 p.m. Marla made a motion to leave Executive Session. Jason seconded the motion and it was unanimously approved.

Marcus Lock left the meeting.

Rob said he would respond to Mark White and request additional information about the proposed fence, specifically the size and location of the fence.

**ACTION ITEM: Rob to promptly request additional information from Mark White.**

Board members agreed to review governing documents and propose changes, specifically sections relating to fences, how many structures on each lot and roof pitch. The Board would informally get together during the Summer but responses should be sent within the next 30 – 60 days.

**ACTION ITEM: Board to review governing documents and provide comment within next 30 – 60 days.**

Rich gave an update on Forest Health. Grant funds had been approved in April 2025. Twenty-two owners had been notified of the work required on their lots and twenty-one of the owners had agreed to move ahead and pay 25% of the cost. Materials had been ordered from the Forest Service and paid for by the Association. The Forest Service would start work later in the month. The cost would be approximately \$42,600, 44% of that cost would be recovered as part of the Grant and the twenty-one owners would contribute approximately \$10,000 in total.

Marla said Forest Service identified work had started on her lot and work was anticipated to last approximately 2 weeks. One other owner was having some work performed on their land at their cost. The work would be separate from the Grant Funds and Marla said the next newsletter needed to inform owners of that. Rich said the Forest Service and the Western Region Wildfire Council worked together and going forward there would be a charge for individual property inspections of approximately \$200 and a charge of \$1,000 - \$2,000 for a detailed plan. Rich suggested the Association pay the \$200 property inspection charge for owners wanting that work to be done.

Rich said there would be a Forest Health owner meeting the day before the annual meeting, July 21<sup>st</sup> starting at 10 am. The Forest Service and the Land Trust had both agreed to be at the meeting. It was agreed the Bear discussion would also be included in the meeting on the 21<sup>st</sup> with just a summary at the meeting on July 22<sup>nd</sup>.

**ACTION ITEM: Rich to include a bear presentation as part of the July 21<sup>st</sup> meeting.**

Rich explained the State Senators and House Representative proposed a new bill, Gunnison Outside Resource Protection (GORP), to protect land neighboring Forest Service property with a Wildlife Conservation Area (WCA).

Mountain Treescapes would start work along the roads after finishing at Marla's property and the work was expected to finish by the end of the month.

Rob said an audit was something that Toad was willing to consider but no timeframe was available at this time. A separate audit for the Association was not wanted at this time.

Rob explained Kip would not be continuing on the Board and Mark White and Brian Wells had expressed an interest in joining the Board. Rob agreed to send another email to owners asking if there were any additional volunteers.

**ACTION ITEM: Rob to email owners regarding Board participation.**

Rob explained the Budget meeting would be on June 26<sup>th</sup> and once the Budget was approved it would be sent to all owners with the July 22<sup>nd</sup> annual meeting documents. The annual meeting would be held at the Crockett Residence and Marla was researching catering. Marla intended to have a tent in case it was required.

**ACTION ITEM: Rob to email draft Budget to the Board in the next 7-10 days.**

Rich said he would draft a Spring newsletter to owners and circulate to the Board.

**ACTION ITEM: Rich to draft a Spring newsletter in the next few days and circulate to the Board for review.**

Rich said he would finalize language regarding solar panels and draft language for fences and the number of permitted structures on each lot.

**ACTION ITEM: Rich to draft new language for Design Guidelines.**

A financial report had been sent to the Board prior to the meeting.

The next meeting was scheduled for June 26, 2025.

Rob said Lacy Construction would be performing some additional road work on Oversteeg Gulch Road.

At 4:43 p.m. the meeting adjourned.

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Greg Glosser, President

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Prepared by Rob Harper,  
Toad Property Management, Manager