

**MINUTES OF MEETING OF THE
EXECUTIVE BOARD OF
RED MOUNTAIN RANCH OF
GUNNISON COUNTY ASSOCIATION**

February 2, 2009

A meeting of the Executive Board was held on February 2, 2009 at 42 Stream View Lane, Crested Butte.

The following were present:

Bill Lacy
Rocky Kimball
John Geist (by phone)
Kip Richards (by phone)
Gordon and Angela Reeves, Toad Property Management, Inc.

Minutes of the December 15, 2008 meeting were unanimously approved.

Angela introduced Kip Richards who was participating in his first board meeting as an alternate member.

After a short discussion the following appointments were unanimously approved:

President	Bill Lacy
Secretary / Treasurer	Allan Newcomb

Angela said Kap Fitzgerald had received 5 letters of intent to purchase the White Buffalo Ranch and expected to receive 3 more letters of intent. Angela explained that Kap would not grant the association permission to build the gate but said she had discussed the issue with the potential buyers. Angela said Kap expected to make a decision in the next few weeks on which offer to accept and the association would then be able to approach the new owner.

Bill said he had obtained figures for road maintenance from the front entrance to the retaining rock wall which was approximately 3 miles. Bill explained the estimated costs were:

5,500 tons of road base	\$137,000
Chip & Seal (3 corners)	\$51,000
Alternatively:	
Asphalt (3 corners)	\$92,000

Rocky asked what the cost would be to chip and seal or asphalt the entire 3 miles. Bill explained chip and seal would cost approximately \$421,000 and asphalt would cost approximately \$765,000.

Gordon offered to obtain a per ton price from the MacDonald Brothers for comparison with the two quotes Bill had obtained.

Gordon expressed concern that chip and seal would not hold up well on the corners and Bill agreed that asphalt was the better option. However, Bill cautioned that the asphalt on those corners could become slippery during freeze/thaw cycles. However, both Gordon and Bill thought that integrating large gravel chips in the surface would alleviate the problem.

Angela said Abe Fischer of Fire Ready was preparing a quote for forest management inside the 80 foot road easement.

Kip asked if Qwest would provide high speed internet to houses on Red Mountain Ranch. Angela agreed to contact Qwest and report back to the Board.

Angela said she had not been able to get Qwest to repair the broken telephone boxes and she agreed to obtain a quote from Electronic Solutions to do the work.

It was agreed that more information was required before the Board could make a decision on the gate and maintenance issues.

After a short discussion it was unanimously agreed to amend the construction deposit for all new construction projects as follows. The construction deposit would remain at \$10,000 but only \$7,500 would be refundable after satisfactory completion of the construction, reclamation of disturbed ground, debris removal, downed tree removal, etc. The remaining \$2,500 would be retained by the association to assist with road maintenance.

Rocky asked that all new construction projects be reminded that signage at each driveway entrance is restricted to one address sign and one contractor sign and no individual subcontractor signs were permitted.

It was agreed the next meeting would be March 9, 2009.

The meeting adjourned at 5:25 p.m.