

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

May 27, 2009

A meeting of the Executive Board was held on May 27, 2009 at 42 Stream View Lane, Crested Butte.

The following were present:

Bill Lacy
Kenneth Crouch (by phone)
John Geist (by phone)
Allan Newcomb (by phone)
Gordon and Angela Reeves, Toad Property Management, Inc.

John made a motion to approve the February 2, 2009 Minutes. Kenneth seconded the motion and it was unanimously approved.

Angela said Kap Fitzgerald's sale of the White Buffalo Ranch had fallen through and therefore it was not yet possible to obtain approval to place the gate by the culverts. Gordon explained that it would be possible to build a gate in the one acre parcel (which did not require outside approval) and then the gate could be moved back to the culverts if approval was obtained in the future. After a short discussion the Board instructed Gordon to work on a gate design in the one acre parcel while the Board waited to see what would happen to the White Buffalo Ranch.

After a short discussion it was unanimously agreed that Lacy Construction would begin grading the roads and applying approximately 5,500 tons of road base. In addition to the road base it was unanimously agreed that chip and seal would be applied to the first bend by the old cabins. After a couple of months the chip and seal would be reviewed and if it was still in good condition chip and seal would be applied to the corners by the pond and the large rock retaining wall. If the chip and seal was not successful on the first corner, the Board would consider applying asphalt on the three bends. It was agreed that Lacy Construction would commence the work as soon as possible.

Angela said Fire Ready had distributed a forest management plan which divided the work into three priorities with Priority 1 costing approximately \$22,500. After a long discussion the Board unanimously agreed that Fire Ready would be instructed to remove the deadfall trees from the 20 foot easement either side of the road throughout the Ranch. Once that work was completed the Board would once again consider the need to do further work.

Angela said Lee Spann would be rebuilding and repairing stretches of fence by the Watts house this year in accordance with the recorded Agreement. She said Lee had asked if the association would agree to enter into a new one year grazing lease. After a long discussion the board was divided on once again allowing grazing and Angela agreed to contact Lee and tell him that he would not be able to enter into a grazing lease on Red Mountain Ranch for the 2009 season.

Angela said the Trutelaars at Lot 31 wanted to build a barn but on the present plans the barn was partially outside the building envelope. Bill and Gordon said the barn could be moved back approximately 20 feet so that it was entirely within the building envelope. Bill expressed concern that the location presently flagged was visible from the road but by moving the barn back 20 feet it would not be so visible. After a short discussion it was agreed that the owner would be asked to amend the site plan by moving the barn into the building envelope before the building plans were reviewed.

It was agreed the next meeting would be after the road maintenance had been completed.

The meeting adjourned at 5:05 p.m.

Prepared by Angela H. Reeves