

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

August 28, 2008

A meeting of the Executive Board was held on August 28, 2008 at 42 Stream View Lane.

The following were present:

John Geist
Allan Newcomb
Bill Lacy (proxy to John Geist)
Gordon and Angela Reeves, Toad Property Management, Inc.

Minutes of the July 7, 2008 meeting were unanimously approved.

Angela said the board had approved the adjustment of the building envelope on Lot 8 at the July meeting but had not reviewed the detailed plans for a guest house and barn. After a short discussion the Lot 8 plans for a guest house and barn were unanimously approved. Angela said Dan Murphy would have to receive approval from all adjacent owners to proceed with the building envelope adjustment.

Angela said plans for Lot 28 had been received. An initial review of the plans was made but as the house was complex and close to the 7,500 sq. ft. maximum it was agreed that more time was necessary to make a full review. Board members took a set of plans and agreed to respond within a week. Angela reminded the Board that the Covenant Amendment relating to house construction and design had not yet been passed and therefore the plans should be reviewed under the existing Covenants.

Angela said Andy McFaul had a few more items to complete on his house before the County would issue a Certificate of Occupancy. She said the association would not receive any funds until the CO was issued but Rod Landwehr was reviewing options to see if the money could be released earlier as the outstanding items were minor.

Angela said Dan Murphy had submitted a very preliminary design for an entrance gate. Angela explained the gate would be located at the culverts and rock work would make the area look like a bridge. After a short discussion it was unanimously agreed that it was an attractive design and that Dan Murphy should proceed with the design. As the gate would not protect the dumpster from unauthorized users, John suggested increasing the height of the berm around the dumpster or building a dumpster enclosure so that the dumpster was not so visible from the highway. Angela said a complaint had been received about the Denver Post plastic mail boxes at the front entrance. After a short

discussion it was agreed that mail boxes, including Fed Ex and UPS drop points, should be placed in the dumpster area and that the issue would be reviewed at a future meeting.

Angela said Kap Fitzgerald had requested the refund of her \$1,500 security deposit. Gordon explained spare culverts were still at the entrance of the driveway and that further up the driveway runoff had caused severe erosion in several places. After discussion it was agreed that Kap must remove the culverts and fill in the eroded areas so that the driveway was passable before the deposit would be returned.

The meeting adjourned at 5:45 p.m.

Prepared by Angela H. Reeves