

**MINUTES OF MEETING OF THE  
EXECUTIVE BOARD OF  
RED MOUNTAIN RANCH OF  
GUNNISON COUNTY ASSOCIATION  
AUGUST 2, 2004**

A meeting of the Executive Board was held on August 2, 2004 at The Nordic Inn, Mt. Crested Butte.

The following were present:

Bob Simmons  
David Clark  
Bill Lacy  
Don Mancini  
Mike Watts  
Rod Landwehr  
Gordon and Angela Reeves, Toad Property Management

1. **Approval of July 5, 2004 Minutes.** David made the motion to accept the minutes as distributed. Mike seconded the motion and it was unanimously approved.
2. **Devane Clarke.** Angela explained that Tad Puckett had mailed the Consent forms about a week ago and had started to receive replies. She said he would be attending the Annual Meeting to answer any questions that owners had.
3. **Kap Fitzgerald.** Angela said that several issues had arisen during the past month. She said that Rod had reviewed a Restrictive Covenant recorded in 1996 which gave a legal description of the land that Kap could bring into RMR. He had discovered that a portion of the land needed to make five parcels of at least 35 acres was not a part of that legal description. Angela also explained that Jim Sell had been involved in the platting of the five lots but he said it was very preliminary work and just involved lots and not building envelopes. He was going to review his files and fax supporting information to the Association. He did state that several of the building envelopes in that area were not acceptable due to topography and were not within the vision of RMR.

Bob suggested that the Association move forward if Kap completed the following:

1. Reach agreement on the road with the owners of the miscellaneous parcels.
2. Gain approval of the building envelopes from the neighbors.
3. When the first two points were completed the Board would review the addition of the five lots if Kap agreed to sell the land at the front entrance.

It was unanimously agreed that Rod should report the above to Kathy Fogo.

4. **Urmy Plans.** Angela explained that Urmy had submitted a request to rotate the house by approximately 15 degrees to gain better views. This minor change was unanimously approved.
5. **Beard.** Angela explained that Wyatt and Allison Beard would like to increase their living space by either a guest house or extending their existing house. As they already had three structures on their property the Board unanimously approved the concept of joining the garage to the main house and building a separate 1,500 sq. ft. guest house. Angela said the Beards were approaching architects and would report back for specific approval when the plans were drawn.
6. **McCay.** Angela said the McCays were requesting approval to pave the lower parking area on Lot 15, including 100 feet of the lower road as it entered their parking area. The total area to be paved would be approximately 980 square yards. The Board unanimously approved this request.
7. **Moses.** Angela said Ed Benner had prepared a map showing the proposed driveway for Lot 42. The Board asked that the driveway be flagged prior to any decision being made.
7. **Covenant Amendment.** Angela said that 15 responses had been received.
8. **Annual Meeting.** Don explained that Joel Stuart, who would be talking at the annual meeting about wildfire mitigation, had told him that the State had funds available to assist with wildfire mitigation.
9. **Date of Next Meeting.** Bob asked if the September 6, 2004 meeting could be moved to a different date as it was Labor Day. No new date was set.

  
Prepared by Angela H. Reeves