

**MINUTES OF MEETING OF THE
EXECUTIVE BOARD OF
RED MOUNTAIN RANCH OF
GUNNISON COUNTY ASSOCIATION
FEBRUARY 7, 2005**

A meeting of the Executive Board was held on February 7, 2005 at 42 Stream View Lane, Meridian Lake Meadows.

The following were present:

Bill Lacy
David Clark
Bob Simmons (by phone)
Mike Watts (by phone)
Gordon and Angela Reeves, Toad Property Management

1. **Approval of January 3, 2005 Minutes.** Bob made the motion to approve the minutes. Mike seconded the motion and it was unanimously approved.

2. **Kap Fitzgerald.** Angela said the purchase agreement for one acre of land at the front entrance had been signed by both the Association and Kap Fitzgerald. Also, Bill had signed the plat for the additional three lots and the plat would be recorded with the County. Angela said Kap had called Gordon on Friday to say that the County had approved the lots and as soon as the plat was recorded she would sell them as buyers were waiting to close. Angela said that as County approval had now been given and the Agreement signed it was necessary to focus on the landscaping plan. As the Rocky Mountain Trees & Landscaping bid had been \$70,000 Gordon had contacted Freeman Enterprises to hopefully get a cheaper quote or at least a comparison. Unfortunately, Freeman is out of town but will be back in a week's time and will work on the quote then. She said the landscaping plan needed to be available for Kap's review as soon as possible. One condition of the Agreement, requested by Kap, was that the one acre of land be fenced before any improvements were made to keep Kap's horses safe. Angela said this made a lot of sense for the Association as the horses had in the past caused considerable damage to trees and electrical boxes. Gordon said Montrose Fence had given an estimate of \$7,800 to build a 4 rail peeled log fence around the one acre. Gordon said there would be an additional expense as a gate would be added to allow snow clearance. It was generally agreed that the fencing work should be done as soon as work started on the front entrance. Bill said Lacy Construction had dirt from other projects and would be willing to deliver that dirt to build the berms. The top soil would be provided by the landscaper.

It was agreed that Gordon should continue to collect landscaping quotes and circulate them to the Board as soon as possible. Angela said Rod Landwehr would start work on the Land Use Change with the County.

3. **Lamb.** Angela said the Lambs had not responded to Rod Landwehr's letter requesting payment of the \$3,000 association dues arrears on their lot. January 31, 2005 was the deadline given in the letter. It was unanimously agreed that Rod Landwehr should file a lien on the Lamb property.

4. **Christ.** Angela said that Tom Christ had submitted preliminary plans for a house on Lot 34. She said the plans were for a small one story house which unfortunately did not look like a mountain home and had a 12:3 pitch roof which would probably not pass County approval. Bill said he had met with Tom Christ and Bob Brotherton of Sunlit Architecture and Christ would be submitting new plans in the near future. Gordon agreed to write to Tom Christ to confirm that the Board was waiting for new plans to arrive. It was agreed that Tom Christ should talk to Andy McFaul about paving the driveway before the Board gave approval to any plans.

5. **Beard.** Angela explained the Beards had hired Michael Helland to design a detached guest house. He had also designed a small structure to connect the detached garage with the house so that the three structure maximum would not be exceeded. Angela said the materials for the guest house would be the same as the existing house and the guest house would be within the building envelope. It was agreed that the plans were acceptable to the Board and Gordon agreed to mail a letter to all owners giving them an opportunity to review the plans. Bill reminded everyone that County approval for a guest house would have to be applied for. Bill said he was comfortable with connecting the main house with the detached garage for this particular project as the area was small. However, he would not agree to a project that had an extensive "corridor" to connect two buildings.

6. **Lieberman.** Angela said Gary Hartman of Sunlit Architecture had submitted final plans for the Lieberman House on Lot 52. She said the architect had submitted a letter specifically requesting approval for the cupolas to exceed the 35 feet maximum height and that he had submitted drawings with and without the cupolas, naming them Option A and Option B. After a short discussion it was agreed the Board would not grant anyone the right to exceed the 35 foot height restriction and that Option B would be acceptable to the Board. It was agreed Gordon would mail a letter to all owners advising them of the project and if no objections were received the Board would approve the Option B plans at their next Board meeting.

7. **Miscellaneous.** Gordon said that Montrose Fence had submitted a short report saying the perimeter fencing close to Lot 1 was almost impossible to repair and recommended replacing that section. Montrose Fence had also said that Lots 10 and 23 were also problem areas that should be replaced. Gordon confirmed that the bulk of the cattle had entered RMR through Lot 1 or Lot 23. It was agreed that Montrose Fence should be instructed to replace those sections of fence and to submit a report showing other problem areas. Bill said it would be helpful if the report identified areas that needed immediate attention and those that would require attention next year or the year after.

8. **Date of Next Meeting.** It was agreed the next meeting would be held on Monday, March 7, 2005. David said he would not be able to attend the meeting as he would be out of the country.

The meeting adjourned at 6:20 p.m.


Prepared by Angela H. Reeves