

**MINUTES OF MEETING OF THE
EXECUTIVE BOARD OF
RED MOUNTAIN RANCH OF
GUNNISON COUNTY ASSOCIATION
JANUARY 3, 2005**

A meeting of the Executive Board was held on January 3, 2005 at 42 Stream View Lane, Meridian Lake Meadows.

The following were present:

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

1. **Approval of November 29, 2004 Minutes.** David made the motion to approve the minutes. Bob 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 delivered to Kathy Fogo, Kap's attorney, but no response had been received. Gordon said he would follow-up now that the holidays were over and find out when a response could be expected.
3. **Tocher/Vlier.** Angela said Tocher/Vlier were due to close on the purchase of Lot 2, Red Mountain Estates later in the month. She said that Gordon and Bill had met with the realtors to discuss the location of the driveway. Angela explained that one set of driveway plans and preliminary house plans had been submitted by the potential owners but unfortunately both were very basic and lacked enough information for the Board to make a decision. Gordon said he had spoken to Tocher and explained that the plans were not detailed enough for even preliminary Board review but Gordon asked for the Board's input so that Tocher could have new plans drawn up which took into account the Board's initial comments. In addition to the basic line drawings for the house, Tocher had also submitted a photograph of an existing house which he called the "general image". It was generally agreed that the house was very attractive even though it contained some stucco in addition to rock. However, the general image was earth tones but the samples submitted by Tocher for the stucco were pastel and not acceptable to the Board.

Angela said the house appeared to be approximately 2,000 sq. feet.

It was agreed that Gordon would contact Tocher and explain that historically the use of stucco on RMR had not been allowed but if the house was similar, in style and color, to the "general image" photograph the Board would be inclined to approve it. Gordon was also asked to request more detailed plans which stated how much rock would be used,

where the rock would be placed, specific elevations and a detailed site plan. Once the new plans were received they would be circulated to the Board for approval.

4. **Lieberman.** Angela said that following the preliminary review of plans for Lot 52, Bill had met with Sunlit Architecture on site and they had submitted a slightly revised driveway plan. The plan depicted 20 evergreen trees strategically placed to shield the houses on Lots 51 and 33. Bill said that with the trees added to the plan he was satisfied that the driveway was located in the best position. It was agreed that the approval letter to the architect should state that a minimum of 20 six-foot evergreens would be required and more may be requested if necessary to shield the Lot 51 and 33 houses.

Angela said she had not received house plans that reduced the overall height of the building to 35 feet as requested.

5. **Lamb.** Angela explained that Rod Landwehr had sent a demand letter to the Lambs requesting payment of \$3,000 in past dues by January 31, 2005. As yet, no response had been received. It was agreed that if no response was received by the February 4 meeting a lien would be placed on the property.

6. **Fencing.** Angela said that Milton Graves, the developer of The Reserve on the East River, was very keen to share the cost of repairing or replacing the shared fence line. She said she would meet with Milton to show him the design and cost of the fence. Angela explained that Milton had recent plans prepared by Norman Whitehead so they would know the exact length of fence that needed replacement.

Angela said that someone had cut the fence into the national forest so that they would not have to climb over or through the fence while snowshoeing. Rocky Kimball had offered to pay to have a gate put in that location. It was agreed that until more homes had been built in that area it was difficult to know the exact location of the trail in the future but that any repair would be treated as part of the ongoing fence maintenance.

7. **McCay.** Angela explained the McCays had submitted an e-mail request to construct a lean-to off the western end of the barn for hay storage. The lean-to would be about 10 to 12 feet long and 8 to 12 feet deep with a wall on the northern end to protect against blowing rain and snow. Bill said the building envelope boundary was very close to that area and it was agreed that a basic drawing was needed before approval could be given. However, it was generally agreed that the lean-to was acceptable if it was within the building envelope and did not exceed the maximum square footage allowed for all buildings.

8. **Date of Next Meeting.** It was agreed the next meeting would be held on Monday, February 7, 2005.

The meeting adjourned at 6:15 p.m.


Prepared by Angela H. Reeves