

**MINUTES OF MEETING OF THE
EXECUTIVE BOARD OF
RED MOUNTAIN RANCH OF
GUNNISON COUNTY ASSOCIATION
JULY 22, 2005**

A meeting of the Executive Board was held on July 22, 2005 at the Nordic Inn, Mt. Crested Butte.

The following were present:

Jeff Hermanson (with proxy for Bill Lacy)
David Clark (with proxy for Mike Watts)
Gordon and Angela Reeves, Toad Property Management

1. **Approval of June 6, 2005 Minutes.** David made the motion to approve the minutes. Jeff seconded the motion and it was unanimously approved.
2. **Kap Fitzgerald.** Angela explained a County Commissioner's public hearing would be held on August 19, 2005 and Rod Landwehr had circulated the relevant notices to owners within 500 feet of the entrance. She said Lacy Construction, Montrose Fence and Rocky Mountain Trees were all ready to commence work as soon as approval was given. Following a short discussion it was agreed a 6 yard bear resistant dumpster should be in place and that the 4 rail log fence should also be constructed along the highway frontage replacing the existing barbed wire.
3. **Perimeter Fencing.** Angela said Montrose Fence would be completing the fencing next week. She said the new fence looked extremely good and should be able to keep the cows out. She said the work was still within budget.
4. **Young Driveway, Lot 20.** After discussion it was agreed that the Proposed Driveway #2 should not be approved due to the number of trees to be cut and the lack of bends in the driveway would make it too visible from the road. It was generally agreed that the existing driveway location was not as steep as the roads leading to it and the bends would not pose any problem to vehicles. It was agreed the Managers would write to David Young with the Board's decision.
5. **Lindeen Driveway, Lot 1, RME.** Although the Board had no objection to the proposed location, David suggested that prior to approval being given the owner of Lot 3 should be contacted. With the Tocher/Vlier driveway on Lot 2 in a new location the proposed location on Lot 1 would not leave much space for Lot 3 to access their lot. The Managers agreed to contact David McCay about Lot 3 access.
6. **White Buffalo Trading Company, Lot 55.** As the area was not yet flagged and there was no drawing to work from it was agreed any decision should be delayed until the next meeting.

7. **Senate Bill 05-100.** Gordon said the website www.redmountainranch.net was now operational and Angela said the website addressed many of the new Senate Bill requirements. However, there were issues, such as defensible space around homes, that would have to be taken into consideration by the Board when reviewing future requests.

8. **Owners Meeting.** Angela said 15 proxies had been received and 9 owners would have to be present at the meeting to meet the 35% required for a quorum. David asked that only one owner's meeting per year be held. Angela said the timing of budget approval was the issue but said they would look into joining the two meetings together although for 2005 it would be necessary to have a second meeting. Jeff supported the idea of just one meeting per year and suggested Arts Fair Weekend when the maximum number of owners would be in town. Angela and Gordon agreed to report back to the Board at the next meeting on how to time the one meeting so that budget approval could be obtained within the timeframe dictated by the new Senate Bill.

9. **Date of Next Meeting.** It was agreed the next meeting would be at 5:30 p.m. on September 6, 2005.

10. **Improvements.** David expressed concern about improvements being made at the entrance to individual lots which were not being submitted to the Board for approval. He suggested the attached sheet (or something similar) be circulated to owners at least once a year to remind them that they must obtain approval for any "improvements" prior to commencing work. It was agreed this should be discussed at the Board's next meeting.

The meeting adjourned at 5:25 p.m.


Prepared by Angela H. Reeves

IMPROVEMENTS

Please be aware of the requirements set forth in Article 4, Section 2 of the covenants that approval should be sought for any “improvements” to your property. If it was not on your original site plan you need to submit your ideas to the Board.

Listed below are the “improvements” specifically mentioned in Article 2, Section 2 in the covenants. These are general headings and although some things (such as entryways and berms) are not specifically listed they are covered by these general headings:

Buildings	Structures
Parking areas	Loading areas
Fences	Walls
Hedges	Plantings
Poles	Driveways
Ponds	Lakes
Recreational facilities	Signs
Decks	Enclosures
Changes in exterior color or shape	
Excavation, including grading	
Road construction	
Utility improvements	
Removal of trees or plantings	

All materials and colors in improvement proposals must be in harmony with existing natural surroundings. Asphalt driveways, mammoth entryways, and non earth-tone colors are not harmonious to the area.

If approval for an improvement has not been sought from the Executive Board, the Board has the right to order the removal of that improvement. Therefore, PLEASE submit every request to us. A short delay as you wait for approval is nothing compared to the cost and aggravation of removing your latest project!