

**MINUTES OF MEETING OF THE  
EXECUTIVE BOARD OF  
RED MOUNTAIN RANCH OF  
GUNNISON COUNTY ASSOCIATION  
JUNE 6, 2005**

A meeting of the Executive Board was held on June 6, 2005 at 42 Stream View Lane, Meridian Lake Meadows.

The following were present:

Bill Lacy  
Jeff Hermanson  
Mike Watts (by phone)  
Gordon and Angela Reeves, Toad Property Management

1. **Approval of April 4, 2005 Minutes.** Jeff made the motion to approve the minutes. Mike seconded the motion and it was unanimously approved.
  
2. **Kap Fitzgerald.** Angela said that the purchase of the one acre of land at the front entrance was finally moving forward. Bill, Gordon and herself attended the Gunnison County Planning Commission meeting on Friday, June 3, 2005 and the Planning Commission members unanimously approved the proposal. The Planning Commission was in such support of the proposal they asked if it was necessary for a public hearing or if the proposal could be put on a faster track. Unfortunately, according to the County, any subdivision of land had to be viewed as a minor impact approval and there was no short cut. However, the County did agree to schedule the public hearing in July and to have their recommendation ready at that meeting so that approval by both the Planning Commission and the Board of County Commissioners would be given as quickly as possible.

There were two concerns expressed by the Planning Commission and/or County but neither was substantial and very easy for the Association to comply with. The first was a request for the Association to enter into a restrictive covenant with the County agreeing that a single-family dwelling would never be built on the one acre. The second was a bear proof dumpster would be used. Both of these requests were immediately agreed to and Rod Landwehr will work with the County on the wording of the restrictive covenant.

Angela said Montrose Fence were ready to do the work as soon as they were given approval and Rocky Mountain Trees & Landscaping were scheduled for a late August/early September planting. Angela said approximately \$7,000 had just been paid to RMT&L to reserve the spruce trees. By paying the deposit now, RMT&L would select and tag the trees and maintain them until the planting could happen. Bill said the Lacy Construction work would be the cost of shaping the berms as the dirt would be free to the Association.

3. **Perimeter Fencing.** Angela said Montrose Fence was working on the perimeter fence. The early start had caused a few problems as mud or snow in the shady areas was making it very difficult to get the ATVs in place. However, they had a 5 person team that was working its way around RMR. Richard Smith had said some areas were in good condition following the winter but other parts of the fence had been completely destroyed by the large amount of snow. As agreed at a previous meeting Richard was going to replace large sections of fence from Lot 1 (Watts) through to Lot 23 (Geist) (North/South) and Angela said a \$3,000 deposit had been paid to Richard to buy materials. Angela said Richard was working hard to make the fence perfect at first attempt and now that he understood the favored routes of the Spann cattle it should be easier than last year to make the fence secure.

4. **Farnell Residence Tract B.** Angela said Bill had spoken with Dan Murphy's office and they had not realized that Tract B was subject to the RMR Covenants and they would have to substantially amend their plans and resubmit. Angela said she had written a short note to Dan Murphy confirming that telephone conversation and drawing their attention to the recorded Farnell Warranty Deed which clearly stated the property was subject to the RMR Covenants.

5. **Owners Meeting.** Angela had distributed prior to the meeting a draft notice of meeting, agenda, proxy, financial report as at 6/3/05 and covering a letter. Angela said Mike strongly believes that after serving two terms he believes that other members should be given the opportunity to serve on the Board. Angela said the only person to come forward to replace him was Allan Newcomb. It was agreed the meeting to approve the 2006 would be held on Friday, December 16, 2005. The documents were approved as written and it was agreed they would be mailed on June 8, 2005 with the meeting on July 22, 2005.

6. **Road Maintenance.** Angela said Lacy Construction had submitted an estimate for \$27,075. This included preparation and distribution of 15,000 gallons of Magnesium Chloride and 10 loads of road base. Angela said the cost of Magnesium Chloride had risen considerably in the past year. She said Bill had explained that the road appeared to be maintaining the Magnesium Chloride and it was not necessary to apply 30,000 this year as they did in 2004 and previous years. Angela said if the second application of Magnesium Chloride in the Fall was only applied to the main road the work would still fall within the 2005 Budget especially if it was not necessary to apply as much Magnesium Chloride as previous years. Angela said Bob Simmons had given his support for this estimate and it was approved by Jeff and Mike.

4. **Date of Next Meeting.** It was agreed the next meeting would be at 4:30 p.m. on July 22, 2005

The meeting adjourned at 5:55 p.m.

  
Prepared by Angela H. Reeves