

**MINUTES OF MEETING OF THE  
EXECUTIVE BOARD OF  
RED MOUNTAIN RANCH OF  
GUNNISON COUNTY ASSOCIATION**

**JUNE 7, 2006**

A meeting of the Executive Board was held on June 7, 2006 at 620 Red Mountain Ranch Upper Loop, Crested Butte.

The following were present:

David Clark  
Allan Newcomb  
Rocky Kimball  
Gordon & Angela Reeves, Toad Property Management

1. **Approval of the May 8, 2006 Minutes.** David made a motion to approve the May 8, 2006 minutes as distributed. Allan seconded the motion and it was unanimously approved.
  
2. **Kristine Lass, Golden Aspens, Lot 53.** Kristine Lass had submitted three stucco color samples. After a short discussion it was unanimously agreed that “Palm with Classique Texture/LRV 75%” was acceptable. It was also agreed that the concept photos of exterior finishes were acceptable. The Board visited Lot 53 and agreed that the driveway, as staked, was the best option although it crossed Miscellaneous Parcel B which was owned by Crockett Farnell. It was agreed that Angela should write to Crockett Farnell explaining that it was the best location and drawing his attention to paragraph 4 in the Second Amendment to the Declaration of Protective Covenants which addressed the issue of relocating driveways on adjacent lots if necessary.
  
3. **Fire Ready Forest Management Requests.** The Board visited Lot 9 and unanimously agreed that the trees tagged by Fire Ready should be removed. The Board then visited Lot 45 and expressed concern at the number of trees to be removed. It was agreed that Fire Ready could do the wildfire mitigation work but should proceed with caution and if the tree cutting would impact the neighboring lot the owners must be consulted prior to any cutting.
  
4. **David Young, Lot 22.** The Board visited Lot 22 and walked the proposed driveway. It was unanimously agreed that the tagged location was acceptable.
  
5. **Bruce Crockett, Lot 54.** The Board unanimously approved the plans for a 4,918 s.f. main house, 1,560 s.f. guest house and a 831 s.f. garage with the following comments:

1. The lanterns selected with semi-opaque glass would not meet the requirements for shielded lighting. However, Ted Colvin's letter of May 23, 2006 confirmed that inserts would be used on the lanterns to direct light down where necessary.
2. The ceiling height in the 1,591 s.f. nonhabitable basement would not exceed 7 feet and the Board would inspect the space for compliance during construction.

6. **Front Entrance Gate.** Angela said 40 responses to the Entry Gate questionnaire had been received:

Yes to a gate as soon as possible:	28
Opposed at the present time:	4
Absolutely opposed:	8

It was agreed that by the Annual Meeting owners would be supplied with full details of the gate specifications and the exact amount of the special assessment and an official vote would be taken.

7. **Design Guidelines.** Angela said she would distribute an initial draft of Design Guidelines and requested the Board's careful review of the document and discussion at a future meeting.

8. **Miscellaneous.** Rocky expressed concern at the process owners had to go through to adjust or change their building envelope. After a short discussion David proposed amending the Covenants to remove the notary provision and this received the support of those present. It was agreed that an amendment to the covenants should be distributed to owners prior to the Annual Meeting.

9. **Next Meeting.** Monday, July 3, 2006.

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Prepared by Angela H. Reeves