

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

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

The following were present:

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

1. **Approval of February 7, 2005 Minutes.** Bob made the motion to approve the minutes. Bill seconded the motion and it was unanimously approved.

2. **Kap Fitzgerald.** Angela said that following receipt of a letter from Kathy Fogo asking the Association to pay for the County requested maintenance of Oversteeg Gulch Road, Rod Landwehr had spoken with Allen Moores of the Gunnison County Public Works Department to find out exactly what Allen had requested White Buffalo do to the road as a condition of County acceptance of their plat for the three additional lots. Angela said Allen was asking for considerably more road base than the Association would have applied to that road and the maintenance would be expensive, possibly in the \$20,000-\$25,000 range in Bill's rough estimate. Rod had written back to Kathy Fogo explaining the Association did not have the budget for that work and saying the certificate of minor impact approval required White Buffalo to complete the work by July 1, 2005, not the Association. If the work was not completed the new owners of the three lots would not be able to obtain a building permit. Angela said that Rod had suggested to Kathy Fogo that they discuss what the actual cost of the anticipated work would be, who would do it and how the cost would be divided.

Angela said a response had just been received from Kathy Fogo. In that letter they were suggesting delaying any decision until spring when it would be possible to see how much road base could be recovered from the ditches. Bill explained that every year Lacy Construction recover road base from the ditches and therefore there would only be one seasons worth of road base and not sufficient to meet the County's requirements. It was agreed that when the snow melted Lacy Construction would inspect the road and ditches and give their best estimate of the cost of the work.

Angela said Gordon had met with Kevin Freeman to discuss the landscaping at the entrance to Red Mountain. She said Kevin had submitted two proposals for trees and shrubs. One proposal was for \$16,974 and the second was for \$19,990. She said that Kevin had suggested planting native aspens instead of nursery aspens in the cheaper

option and that accounted for the price difference. Although there would be a \$3,000 saving, twice as many trees would be planted. Angela said Kevin had said that out of 44 native aspens he would expect at least 30 to survive.

Angela said the Rocky Mountain Trees quote for the trees and shrubs was \$24,210. The bids from the two companies were very similar in the number of trees and shrubs that would be used although RMT were using slightly larger trees for a couple of items and only offering nursery aspens.

Angela said both companies had submitted proposals for a similar amount of trees and shrubs as Gordon had proposed in his initial sketch.

The drip system would cost approximately \$3,000 and there would be a cost for the topsoil. Angela said that Bill had previously offered "fill dirt" to the project and would charge the Association for transporting the dirt and building the berms. Top soil would have to be purchased and Kevin Freeman had suggested buying that directly from Bill.

After a brief discussion David made the motion to award Rocky Mountain Trees the contract due to their good reputation. Bob seconded the motion and it was unanimously approved.

Angela explained a detailed landscaping plan had to be submitted to White Buffalo Trading Company for approval and that nothing could move forward until that approval was received.

3. **Lamb.** Angela said Rod Landwehr had prepared a lien and mailed it to the Lambs giving them 10 days to pay the dues or the lien would be filed in the County records. This was in accordance with the RMR Covenants. Angela said Joyce Lamb had called on the tenth day and asked if they could make a partial payment with the balance to follow in smaller payments. Angela said she met with Joyce on March 1 and received a \$1,925 check.

4. **Christ.** Angela said that Tom Christ had submitted substantially revised preliminary plans for a house on Lot 34. She said the plans were still for a one story house but it would be stone and looked more like a mountain home than the earlier plans. Gordon said he had asked Tom Christ to contact the McFauls to discuss the proposal to asphalt the drive from the house to the point the driveway became shared. It was unanimously agreed that Gordon should contact Tom Christ and tell him to proceed to final plan with the revised plans.

5. **Beard.** Angela said no comments had been received from owners concerning the Beard's proposal to build a detached guest house. Gordon confirmed he had written to the Beards and Michael Helland reminding them that county approval would be required to build the guest house in addition to the issuance of a building permit. Bob made the motion to approve the plans as submitted. David seconded and it was unanimously approved.

6. **Lieberman.** Angela said no comments had been received from owners concerning the Lieberman's proposal to build on Lot 52. Gordon confirmed he had written to the Liebermans and Gary Harman, the architect, to say that Option B would be approved by the Board if no adverse comments were received from owners but Option A with the cupolas exceeding the 35 foot height restriction was not acceptable. Bill made the motion to approve the Option B plans. Bob seconded the motion and it was unanimously approved.

7. **Miscellaneous.** Angela said the McCays had submitted a drawing for a 20' x 12' lean-to for hay storage. The lean-to would have a roof and 1.5 walls to protect the hay from blowing snow. Gordon said David McCay would only proceed if he was confident that he could make the lean-to look attractive. Bill said the structure could not be fully enclosed as that would add to the total square footage of the buildings. However, a partially enclosed lean-to, as David was proposing, would not be included in the square footage. David made the motion to approve the lean-to plans. Bob seconded and it was unanimously approved.

8. **Date of Next Meeting.** It was agreed the next meeting would be held on Monday, April 4, 2005. Angela asked if the May 2 meeting could be one week later on Monday, May 9 or one week earlier on April 25. It was agreed the May meeting would be held on May 9, 2005. However, if there was not sufficient material for a meeting it would be cancelled. After a short discussion it was agreed the Annual Meeting would be held on July 22, 2005.

The meeting adjourned at 6:05 p.m.


Prepared by Angela H. Reeves