

**MINUTES OF MEETING OF THE
EXECUTIVE BOARD OF
RED MOUNTAIN RANCH OF
GUNNISON COUNTY ASSOCIATION
NOVEMBER 29, 2004**

A meeting of the Executive Board was held on November 29, 2004 at The Nordic Inn, Mt. Crested Butte.

The following were present:

Mike Watts
David Clark
Bill Lacy
Gordon and Angela Reeves, Toad Property Management

1. **Approval of October 4, 2004 Minutes.** David made the motion to approve the minutes. Mike seconded the motion and it was unanimously approved. Angela explained that both Bob and Jeff had to change their plans due to the heavy snowfalls and could not participate in the meeting.

2. **Kap Fitzgerald.** Angela said they had just received the revised survey from Brenda Kiester and had forwarded it to Rod Landwehr to assist in preparing the agreement to purchase 1.11 acres at the front entrance. Gordon had distributed a landscaping plan prior to the meeting and he circulated a new plan prepared by Rocky Mountain Trees & Landscaping. He said that plan would cost in excess of \$76,000. Bill expressed concern about the large areas to be snowplowed and suggested reducing the paved area to the minimum. David expressed concern that owners collecting their mail on a daily basis would have to pass the dumpster each time and suggested moving the mail collection boxes closer to the road. It was agreed that \$76,000 was not an option and more work should be done on possible designs.

Angela explained that Kap was still denying access for them to put the holiday lights on the trees despite the fact that the Association had an easement for most of that area. Bill and Mike asked that Gordon and Angela tell Kap that the lights would be put on and do this with or without her approval. Gordon said he would contact Kathy Fogo again.

Angela said that Rod would have the front entrance agreement ready in the next week and she would distribute it to them for approval.

3. **Jay Moses, Lot 42.** Bill said he had met with Jay and Jan Moses on Lot 42 over the Thanksgiving holiday. He said that once Jay and Jan had walked the site they agreed that routing the driveway through the area of tagged dead trees and then turning north to the building envelope was the best solution. Bill asked that Angela and Gordon send an approval letter for the driveway to the owners.

4. **Tocher/Vlier.** Angela said that Lot 2, Red Mountain Estates, was under contract but the potential owners wanted approval to put a driveway in a different location from the one shown on the plat. She said the new driveway would come off Red Mountain Ranch Road and not the original shared driveway. Bill said that he did not think the County would approve the driveways as currently platted as 3 homes were served by the same driveway instead of the usually permitted 2. He said that the new route followed the contours of the land and made the most sense. Bill said there would be approximately 200-300 feet between the two driveways on Red Mountain Ranch Road. It was agreed that Bill and Gordon would review the tagged trees and if acceptable would give approval to the new owners. Angela said the potential owners wanted to prepare the pad for the garage and use the soil as fill on the driveway. It was agreed that this was generally acceptable but a site plan would be required showing the location of the garage pad.

5. **Lieberman.** Angela said the new owners of Lot 52 had submitted preliminary plans prepared by Bob Brotherton of Sunlit Architecture. She said the family residence was 5,008 sq. ft., attached garage 571 sq. ft. and guest residence (2 bedrooms and 2 bathrooms) was 981 sq. ft. making a total square footage of 6,560. It was agreed that the house was a attractive and that the design was acceptable. Bill expressed concern about the height of the building which exceeded the maximum 35 foot height from highest point to lowest grade.

Bill expressed concern about the driveway location as it would be very visible from Lot 51. He said he would speak to Norman Whitehead, who had prepared the driveway plan, to see if it could be amended. Bill said that landscaping would minimize the problem.

It was agreed that the preliminary plans be accepted subject to the height being reduced on the final plans. Angela said Sunlit Architecture hoped to submit final plans sometime in December for a full review.

6. **Budget Meeting.** Angela said that Bill had received 20 proxies and Don Mancini had received one. With the three Board members present (5 lots) they would have a quorum.

7. **Miscellaneous.** Bill asked if Eric Lamb had paid his associate member dues. Angela said that as the Lambs continue to ignore all invoices she had passed it to Rod Landwehr to write a collection letter. He was presently reviewing the White Buffalo covenants and the inclusion into Red Mountain Ranch. Once he was certain that a lien could be placed on the property he would proceed further.

David suggested forming a subcommittee to prepare guidelines for the entrance to individual lots. He said he would approach Rocky Kimball or Mary Lou Skinner to prepare a short guideline to assist people in designing the entrance to their lot. He said he would report back to the Board.

Gordon said Al Van Dyke had not responded to his calls about sharing costs for fence repair between RMR and The Reserve. It was agreed that Angela should contact Milton Graves to discuss the cost sharing project.

8. **Date of Next Meeting.** It was agreed the next meeting would be held on Monday, January 3, 2005.

The meeting adjourned at 5:05 p.m.


Prepared by Angela H. Reeves