

**MINUTES OF MEETING OF THE
EXECUTIVE BOARD OF
RED MOUNTAIN RANCH OF
GUNNISON COUNTY ASSOCIATION
OCTOBER 4, 2004**

A meeting of the Executive Board was held on October 4, 2004 at 42 Stream View Lane, Meridian Lake Meadows.

The following were present:

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

1. **Approval of September 2, 2004 Minutes.** Mike asked that numbered paragraph 2 on page 2 be amended to clearly state that the 1 acre of land would be purchased for \$30,000. Bob made the motion to approve the amended minutes. David seconded the motion and it was unanimously approved.
2. **Appointment of Officers.** It was unanimously agreed that David would be Secretary/Treasurer.
3. **Kap Fitzgerald.** Angela said that there was very little to report. She said the Phase 2A plat had been mailed to the four miscellaneous parcel owners off Oversteeg Gulch Road. Bette Williams had provided documentation that showed Kap had not paid for telephone and only paid for one share of electricity. Kap was disputing this but had not produced the paperwork to show how much she had actually paid. Gordon said that Kathy Fogo was also putting pressure on Kap to produce that information. It was agreed that Kap should be invited to the next Board meeting in an effort to keep this moving forward. Angela and Gordon said they would continue to contact Kap and Kathy.
4. **Magnesium Chloride and Road Maintenance.** Angela explained that Lacy Construction had bid a maximum of \$20,000 to apply magnesium chloride to the main road and complete maintenance on all of the roads. David made the motion to accept the Lacy Construction bid of a maximum of \$20,000 for the road maintenance and magnesium chloride. Jeff seconded the motion and it was unanimously approved.
5. **Holiday Lights.** It was unanimously agreed that holiday lights should again be added to the front entrance from Thanksgiving to January, pending Kap's approval. Bill asked that more lights be added to each tree.

6. **Moses**. Gordon explained that he and Bill had walked Lot 42 on Friday. He said that Jay Moses had tagged some dead trees. Gordon said that Bill favored putting the driveway through that area of tagged trees and then turning north to the building envelope. Gordon said he had spoken to Jay about this route and Jay had agreed to speak to Rick, his well driller, who was presently on Red Mountain. It was unanimously agreed that Jay be given permission to remove the tagged dead trees and the driveway issue would be revisited once Jay had considered it further.

7. **Urmy**. Bill said he had inspected the tagged trees on Lot 5. He said that some of the trees were being cut to open up a view corridor to Teocalli and Mt. Crested Butte. Bill said that cutting those trees would not make the house visible to other homes on Red Mountain or make it visible from Highway 135. He said that Hidden River or East River homes might see the house but they were a considerable distance away. Bob said that he was generally in favor of approving requests for tree cutting if the removal of the trees did not affect the views of other RMR lots and felt this was an example of that. It was unanimously agreed that Norman Urmy's request be approved.

8. **Kimball**. Angela explained that Rocky Kimball wanted the Board to meet with Abe Fischer of Fire Ready to discuss tree cutting around his house to reduce fire hazard. It was agreed that Gordon should meet with Abe and report back to the Board.

9. **Treutelaar**. Gordon said that George Treutelaar (Lot 31) was requesting approval to pave his existing driveway. The Board unanimously approved the paving of the existing driveway. Gordon said that George had stressed the importance of a dumpster on Red Mountain as it was difficult for second homeowners to coordinate their departure with the opening of Waste Management.

10. **2005 Budget**. Angela had submitted two draft Budgets for 2005. One kept dues at the current level with an anticipated surplus of approximately \$7,000 at the end of 2005. The second would increase dues by \$200 per year and have an anticipated surplus at year end of approximately \$20,000. Angela said that with the increase in dues general operating expenses would be covered completely by the collection of dues. Bob said in his opinion the majority of owners wanted to improve RMR and protect their investment and would be willing to accept an increase in dues. Bob made the motion to accept proposal #2 which included a \$200 per year increase in dues. Jeff seconded the motion and it was unanimously approved. Angela said she would prepare a mailing to all owners about the November 29 meeting and distribute it to the Board for approval by e-mail. The mailing would be made on October 15.

Angela said that cows had broken through the fence 2 weeks ago and the Spanns had not been able to remove the cows as they were busy moving cattle off other National Forest lands. Gordon explained that Bill and some wranglers had removed the cattle off Red Mountain on Sunday after several owners had complained about the cattle. Bill said that on Sunday morning some cattle had been on The Reserve meadow. However, by today they had been moved onto Red Mountain land. Bill said that the Byrons had moved them back onto National Forest land. Bill said that the Spanns would be moving the cattle

before the weekend as hunting season was about to start. Lacy will invoice RMR for the removal of the cows.

Gordon said Al Van Dyke had asked about sharing costs for fence repair between RMR and The Reserve. Bill said it should be a 50/50 split and Gordon agreed to follow up with Al and get something in writing.

The meeting adjourned at 6:25 p.m.


Prepared by Angela H. Reeves