

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

December 20, 2007

A meeting of the Executive Board was held on December 20, 2007 at 42 Stream View Lane, Crested Butte.

Present: Bill Lacy
Rocky Kimball
Allan Newcomb
Becky Williams
Gordon & Angela Reeves, Managers

Present by phone: John Geist

The meeting was called to order at 4:10 p.m.

The minutes of the November 20, 2007 meeting were unanimously approved.

Angela said Bill Lacy, Rod Landwehr and Marcus Lock had negotiated a settlement on November 29, 2007 with Andy McFaul and his attorneys and a settlement agreement had now been signed by both parties. She said the meeting had been very long but the final resolution was that Andy would be allowed to keep his oversized house on Lot 33 but would pay a fine of \$300,000 to the association. Payment of the fine would be upon the sale of either the house on Lot 33 or the barn on the miscellaneous parcel and documentation with the County would be filed by Rod Landwehr against both properties. The board thanked Bill for attending the meeting and it was agreed that the combination of Rod Landwehr and Marcus Lock as the legal team had been beneficial.

Angela said house plans had been submitted for Lot 17 (Richards). After discussion it was agreed that if the height of the house from lowest grade to highest grade could be reduced to a maximum of 35 feet the plans would be approved as there were no other concerns about the design. Angela agreed to contact the architect, Dan Murphy. Angela said Dave Casey of the Forest Service had submitted a report regarding tree cutting. It was agreed that no decisions regarding tree cutting would be made until the Spring when it would be possible to walk the lot.

Angela said Lot 54 (Crockett) had submitted a request for tree cutting but had agreed to wait until the Spring for approval from the Board.

Angela said Lot 8 (Brown) had submitted a preliminary plan that would involve a building envelope adjustment. After discussion the Board agreed that the proposed

location of the barn and guest house would be very visible from the neighboring lots and therefore would not have the approval of the Board. Angela agreed to contact the architect, Dan Murphy, and ask that the plan be amended.

It was agreed that it would be necessary to make changes to the Design Guidelines and possibly the Covenants and this would be discussed at a future meeting.

It was also agreed that an alternate would be added to the Board if there was an owner willing to put their name forward. Either at the next election in December, 2008 or sooner if a board member resigned, that owner would be invited to join the full Board as a voting member.

The meeting adjourned at 5:10 p.m.

Prepared by Angela H. Reeves