

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

JANUARY 8, 2007

A meeting of the Executive Board was held on January 8, 2007 at 42 Stream View Lane, Crested Butte.

The following were present:

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

1. **Approval of the November 24, 2006 Minutes.** David made a motion to approve the November 24, 2006 minutes as distributed. Rocky seconded the motion and it was unanimously approved.
2. **Resignation of Jeff and appointment of Becky.** Angela said that Jeff Hermanson had resigned from the board and it was unanimously agreed that Becky Williams who had been appointed an alternate member of the board would replace him.
3. **Andy McFaul, Lot 33.** Angela presented as-built plans prepared by High Mountain Concepts who had built some of the McFaul house. At the time that they left the project the basement only contained a mechanical room and did not have finished walls. Angela said the house was presently listed for sale by owner on a website stating that it was over 14,000 s.f. although the Covenants of Red Mountain Ranch only allowed a maximum of 7,500 s.f. After a long discussion the Board agreed that correcting the violation of the Covenants was a priority of the Board and that as the house was listed for sale something must be recorded in the County records to alert a potential buyer to the concerns of Red Mountain Ranch. Angela said the County was also working with Andy as the size also exceeded the County regulations and Andy had to apply for a variance from the County. Angela agreed to get information to Rod Landwehr as soon as possible so that he could either file a Resolution or a Lis Pendens in the County records.
4. **Spann Request.** Angela explained that Lee Spann was not asking for a cattle easement as she stated at the November meeting but was in fact asking for one time permission to drive a backhoe across Red Mountain land to access his stock pond. The Board approved one time access in October or November for Lee Spann to do the work on his stock pond and Angela agreed to notify the affected owners.

5. **Design Guidelines.** Rocky and David agreed to make a final review of the Design Guidelines and present them to the Board for discussion at the February board meeting.

6. **Next Meeting.** The next board meeting was scheduled for Monday, February 5, 2006 at 4:00 p.m.

Prepared by Angela H. Reeves