

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

JUNE 7, 2011

A meeting of the Executive Board was held on June 7, 2011 at 42 Stream View Lane.

The following were present:

Bill Lacy
Bob Huckins
Allan Newcomb (by phone)
John Geist (by phone)
Angela Reeves, Toad Property Management, Inc.

The minutes of the April 19, 2011 meeting were unanimously approved.

Angela said Ben Somrak on behalf of Don Brown had submitted an amended site plan which completed the submission for the barn. Concern was expressed about the barn exceeding 1,500 square feet if the storage area of the hay loft was included. After discussion it was unanimously agreed the total square footage must be included and deducted from the absolute total of 7,500 square feet allowed on each lot. Because of the previously approved guest house the main house on Lot 8 cannot exceed 3,048 square feet. Bob made a motion to approve the 2,112 square foot barn as submitted. John seconded the motion and it was unanimously approved.

Angela asked board members to inspect the driveway of Lot 3 as the owner was requesting the refund of the \$1,500 security deposit. Angela said the deposit had been held back in the past because of piles of cut trees left on the lot. Bill asked that special attention be paid to the culvert as a damaged culvert on Lot 44 had caused problems as spring runoff could not flow through the culvert and had destroyed a section of the Red Mountain Ranch Road. Bill said the culvert on Lot 44 had been replaced and Angela said an invoice had been sent to the owner for the cost of half of the work. Bob said all future culverts should have steel collection boxes at each end of the culvert to prevent the culvert becoming crushed.

After a short discussion it was agreed Angela would write to the owner of Lot 46 and request a meeting with the board when he is next in town.

Angela said a possible location for the dumpster had been identified and once plans for an enclosure or screening had been prepared the owner of the White Buffalo Ranch would be consulted as approval had to be granted by that owner. Angela said any

enclosure must be temporary as the owner of White Buffalo had the right to request the removal of the enclosure.

Angela said Summit Garage Door in Delta was back in business and they would be working with them to increase the size of the sensor in the ground. Bill said magnesium chloride would be applied to the Red Mountain roads within the next week.

The meeting adjourned at 4:35 p.m.

Prepared by Angela H. Reeves