

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

MARCH 3, 2011

A meeting of the Executive Board was held on March 3, 2011 at 42 Stream View Lane.

The following were present:

Bill Lacy
Bob Huckins
Kip Richards
Allan Newcomb (by phone)
John Geist (by phone)
Gordon and Angela Reeves, Toad Property Management, Inc.
Danny Byron, Owner of Misc Parcel A

The minutes of the November 23, 2010 meeting were unanimously approved.

Danny Byron joined the meeting for discussion about the entrance gate. Angela explained Summit Garage Door had ceased trading but Gordon had been able to meet with a former owner of the company and the software issues had been resolved. She said the gate had been operating for a couple of days and most of the comments had been positive. Angela said Danny had complained about the need to get so close to the gate before the sensor would recognize a vehicle or the signal from the remote would be picked up. A discussion followed and Gordon agreed to check with the manufacturer to see if either of those issues could be rectified. The Board agreed the final payment for the gate of \$19,153.44 could be sent to High Mountain Concepts once Gordon confirmed the sensor distance with the manufacturer. Danny left the meeting.

After a short discussion regarding the trailers stored on Lot 46 it was agreed to discuss the subject again at the next meeting.

Angela said Field Asset Services, who had acquired the property in foreclosure, would be paying some of the arrears on Lot 7. Angela explained Rod Landwehr, the association's attorney, had suggested the association file a lien when an owner was three months in arrears and commence foreclosure if the lien did not prompt payment. According, to Rod Landwehr, this was the only way the association could guarantee recovery of all of the outstanding money. After a short discussion the Board unanimously approved the more aggressive approach to collecting funds.

Angela said a property management company appeared to be short term renting a house on Red Mountain Ranch. It was unanimously agreed that Angela would contact the owner of the lot and find out if they were short term renting the house.

Angela explained property tax valuation notices from the County Assessor's office would be mailed at the beginning of May. It was agreed all board members would contact Angela once they received their valuations. If the Board considered the valuations to be excessively high the association would hire David Leinsdorf to challenge the valuations. Angela explained any owners wanting David to challenge on their behalf would have to sign a document authorizing him to make that challenge. If an owner failed to authorize David to represent them they would not be able to be part of the association funded challenge of valuations.

At the December annual meeting some owners had requested a return to cattle grazing on the ranch. Angela said a lease would have to be in place for 2 years before the County would grant agricultural status to Red Mountain Ranch. After a discussion of the merits of grazing for both developed and undeveloped lots a majority of the Board opposed a return to grazing.

Danny had delivered for the Board's consideration a Star Mountain Ranch document which allowed owners to hunt in the subdivision. After a short discussion the Board unanimously opposed the introduction of hunting on Red Mountain Ranch.

Angela said Don Brown had submitted plans for a guest house and barn on Lot 8. Angela explained the guest house had a garage of 840 s.f. and living space of 1,367 s.f. and the barn was 1,248 s.f. with a hay loft of 864 s.f. After discussion it was agreed the 864 s.f. hay loft would not be considered habitable space provided that Don Brown signed a notarized document acknowledging that the hay loft would never be used as living space. Bill Lacy expressed concern about the lack of contours on the site plan. After discussion it was agreed a workable site plan, preferably prepared by an engineer, must be submitted before the Board would consider the plans further.

Angela said Megan McAndless of Lot 3 had requested the refund of her \$1,500 deposit as the driveway was completed. It was agreed the Board would inspect the driveway once the snow had melted.

The meeting adjourned at 5:45 p.m.

Prepared by Angela H. Reeves