

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

NOVEMBER 23, 2010

A meeting of the Executive Board was held on November 23, 2010 at 42 Stream View Lane.

The following were present:

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

The minutes of the October 5, 2010 meeting were unanimously approved.

Angela said Summit Garage Door would be completing the final installation of the gate during the first week in December and Gordon would meet with them for training on the operation of the gate. After a short discussion it was unanimously agreed that the gate would be operational from January 1 to allow sufficient time to test the operation of the gate and also to distribute transmitters and codes. It was also agreed each developed lot would receive two transmitters and any vacant lot requesting transmitters would receive up to two transmitters. Any lot owners requesting more than two transmitters could purchase them from the association for \$25 each.

Prior to the meeting Angela had distributed a draft 2011 Budget keeping dues at the 2010 level. After a short discussion the 2011 Budget was unanimously approved. Bill said it would be necessary to add additional road base in the Spring. Bill explained the chip and seal on some bends could not be completed as planned but he would continue to try to get the work done at the previously quoted price. Bob identified an area of concern on Red Mountain Ranch Road and it was agreed that Bill would look at options to mitigate the drainage problem.

It was agreed the annual meeting would be held on December 30, 2010 at 4:00 p.m.

Angela said two lots were presently owned by banks and Rod Landwehr was in contact with those banks to recover some of the money owed in dues. Angela said an additional lot was in foreclosure and had multiple loans and liens filed against it. After discussion it was agreed Rod Landwehr would contact the bank that had initiated the foreclosure and demand six months of dues which was the maximum he could legally obtain from them and he would begin the process to sue the homeowner in District Court

for the balance of the money. Angela said three lots and one associate member were in arrears for 2010 but she would continue to chase on those funds.

Angela said Dan Murphy had obtained approvals for a building envelope change on Lot 8 from all the neighboring owners except for one and he was continuing to follow up on that. It was agreed that the revised site plan and plans for the guest house would not be reviewed again until the issue of the building envelope change was finalized.

Angela said Rod Landwehr had sent an email regarding Lot 46 and the issue of trailers being stored on that vacant lot. After discussion Angela was asked to contact Rod Landwehr and discuss the possibility of a covenant amendment to allow a horse box and one other style of trailer on an improved lot and Bob suggested that screening of trailers from the road should also be a requirement of any covenant amendment. It was also agreed that any approval letter for a driveway to a vacant lot would clearly state that nothing could be stored on the vacant lot.

The meeting adjourned at 5:10 p.m.

Prepared by Angela H. Reeves