

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

March 6, 2007

A meeting of the Executive Board was held on March 6, 2007 at 42 Stream View Lane, Crested Butte.

The following were present:

Bill Lacy
Allan Newcomb
David Clark
Becky Williams (by phone)
Rod Landwehr
Gordon & Angela Reeves, Toad Property Management, Inc.

1. **Approval of the February 5, 2007 Minutes.** Bill made a motion to approve the February 5, 2007 minutes as distributed. Allan seconded the motion and it was unanimously approved.

2. **Andy McFaul, Lot 33.** Rod Landwehr reported that he had met with David Baumgarten, Joanne Williams, Rich Wojdakowski and Art Tresize to discuss the size of the house at Lot 33. Rod, Gordon, Art and Rich had then met at the house to confirm the square footage. Rod said the County measurements made the house 14,467 s.f., including the garage, which was 6,967 s.f. in excess of the square footage allowed under the Red Mountain Ranch Covenants. Rod explained that in addition to the extra square footage in the basement, the main house had not been built according to the approved plans and there were additional rooms in the house. The Board reviewed both the as-built plans and the original 2002 plans approved by the Association and Rod explained that the County had instructed Art to hire Buckhorn Geotech to calculate the square footage. After a long discussion the Board agreed that it was necessary for the Association to take strong action against the owner in an attempt to prevent other owners exceeding the 7,500 square footage maximum. The Board unanimously agreed that the additional square footage in the main house should be subject to a penalty of \$400 per square foot. The additional square footage in the basement should be subject to a penalty of \$125 per square foot. It was also agreed that the owner could choose to fill in the basement instead of paying the penalty but if the owner refused to pay the penalty for the additional square footage in the house the Association would commence action through the Courts. If the owner refused to fill in the basement or pay the penalties it was agreed that the Association would enter into litigation. Rod agreed to speak with the County and keep the Board updated.

3. **Lot 3, Driveway**. Angela explained that Kent Cowherd had delivered a map for a driveway request for Lot 3 and had flagged the lot. Maps were distributed and Board members agreed to visit the lot and report back.

6. **Next Meeting**. The next board meeting was scheduled for Monday, April 2, 2007 at 4:00 p.m.

Prepared by Angela H. Reeves