

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

JULY 25, 2006

A meeting of the Executive Board was held on July 25, 2006 at 42 Stream View Lane, Meridian Lake Meadows.

The following were present:

David Clark
Allan Newcomb
Rocky Kimball
Becky Williams
Bill Lacy (by phone)
Gordon & Angela Reeves, Toad Property Management

1. **Approval of the June 7, 2006 Minutes.** Rocky made a motion to approve the June 7, 2006 minutes as distributed. Becky seconded the motion and it was unanimously approved.
2. **Kristine Lass, Golden Aspens, Lot 53.** The plans submitted for a garage and guest house with square footage of 2,274 s.f and decks of 451 s.f. were unanimously approved. It was agreed that if no adverse comments were received from Red Mountain owners by July 31, 2006, a formal approval letter would be sent to Kristine Lass.
3. **Fire Ready Forest Management Requests.** Angela said that they had met with Paul Detjen, the owner of Lot 45, to discuss his tree cutting request. She explained that the tree cutting would not impact the neighbors or make the house more visible from the road and was for fire safety. It was agreed that Fire Ready should proceed with the tree thinning.
4. **Kap Fitzgerald/Front Entrance.** Angela said Allen Moores of the County Road and Bridge Department was visiting the entrance today. Angela explained that the County Planning Department still had to formally approve the purchase of the one acre from Kap and at the present time there was no indication of when that would happen. Becky expressed concern about items such as furniture and lawnmowers being placed in the dumpster. Angela agreed that a letter would be written to all owners.
5. **Perimeter Fence.** Angela said Montrose Fence had finished work on the perimeter fence. Large stretches of fence had been replaced and colored ribbon had been tied on the wire in an attempt to stop elk and deer running through the fence. Angela said one small stretch of fence would need replacing in 2007 but apart from that future costs would just be for standard maintenance of the wire.

6. **Geist, Lot 23.** Angela said the Geists had submitted a request to have the word “Boldergeist” and their street number of 1610 added to the large rock at their driveway entrance. After a long discussion it was agreed that approval could not be granted until the review of the Design Guidelines had been completed. However, it was agreed that the large rock at the driveway entrance could contain their name and street number and if they wished a smaller rock could be placed further down the driveway with the house name of Boldergeist. Rocky said he would telephone the Geists and Gordon said he would write to them.

7. **Design Guidelines.** Angela had distributed an initial draft of the Design Guidelines. It was agreed that David, Rocky and Allan would form a sub-committee to review the document and report back to the Board at a future meeting.

8. **Budget.** Angela said snowplowing and perimeter fencing were significantly over budget. It was agreed that an increase in dues for 2007 was necessary and that invoices would be mailed immediately after the Annual Owners meeting. Owners would be given 30 days to pay the assessment instead of the current 90 days and penalty interest would begin accruing on the 31st day.

9. **Next Meeting.** The next board meeting was scheduled for Tuesday, September 5, 2006. It was agreed that the Annual Meeting would be held on Friday, November 24, 2006 at the West Wall conference room, if available.

Prepared by Angela H. Reeves