

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

**MARCH 6, 2006**

A meeting of the Executive Board was held on March 6, 2006 at 42 Stream View Lane, Crested Butte.

The following were present:

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

1. **Approval of the February 6, 2006 Minutes.** David made a motion to approve the February 6, 2006 minutes as distributed. Allan seconded the motion and it was unanimously approved.
2. **New Board Member.** David made a motion that Rocky Kimball complete the unfinished term of Bob Simmons and that Becky Williams join the Board as an alternate. Allan seconded the motion and it was unanimously approved.
3. **Kap Fitzgerald.** Angela said the dumpster was in place and being used by owners. It was unanimously agreed that drainage would have to be improved in the future.
4. **Bruce Crockett, Lot 54.** Angela said that Alicia Lypps had completed a detailed review of the Lot 54 plans. Angela said that Alicia had calculated the square footage as 5,709 s.f. for the main house, 1,088 s.f. for the guest house and 871 s.f. for the garage, making a total of 7,668 s.f. She said that the 2003 IBC (used by the County) stated the minimum height for habitable rooms should be no less than 7' and recommended that the Board request a section detail of the mechanical/storage areas on the lower level so that the location of the mechanical room could be pinned down and the mechanical flues shown. Alicia also recommended that the Board require the square footage to be in compliance with the square footage maximums stated in the Covenants.

Unanimous concern was expressed at the appearance of the house as it was felt that the present design was not a style harmonious to the area and similar in style to like kind Buildings in existence in the surrounding areas.

Concern was also expressed that the drawing appeared to show blue tinted windows. It was unanimously agreed that blue tinted windows would not be acceptable.

After a short discussion David made a motion to deny the plans in their present form and write to the owner/architect/builder regarding Alicia's above recommendations and to address the issue of appearance and blue tinted windows. Bill seconded the motion and it was unanimously agreed that Angela should draft a letter and circulate it to the Board for review prior to mailing it to the owner/architect/builder.

5. **Lot 1, Red Mountain Estates – Dylan Lindeen.** Angela explained that the owner of Lot 3 had requested additional information regarding the driveway location in November but had not returned calls since then to give approval or express concerns about the location. After a short discussion it was unanimously agreed that Angela would write to Dylan Lindeen approving the location of his driveway and mailing a letter, by certified mail, to the owner of Lot 3 advising him of the approval.

6. **Lee Spann, Cattle Guard and Fence Issues.** Angela said a letter had just been received from Rothgerber, Johnson & Lyons LLP, attorneys for Spann Ranches, expressing concern about the removal of the cattle guard. After a short discussion it was agreed that the Board should renew its request to meet with Lee Spann in the spring and walk the fence line and discuss maintenance issues. Gordon agreed to continue to contact Lee Spann and arrange a meeting.

7. **Date of Next Meeting.** April 3, 2006 at 4:00 p.m. at 42 Stream View Lane.

  
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Prepared by Angela H. Reeves