

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

March 4, 2008

A meeting of the Executive Board was held on March 4, 2008 at 42 Stream View Lane, Crested Butte.

Present by phone: Becky Williams
 John Geist

Present: Allan Newcomb
 Jennifer Hartman, Architect
 Rod Landwehr, Attorney
 Angela Reeves, Manager

Angela explained that Jennifer Hartman was attending the meeting to present preliminary plans for the Crouch residence at Lot 28 and that plans had been emailed prior to the meeting.

Jennifer explained the plans were for a guest house, main house and garage with a total of 7,500 square feet. She said the house would be Tuscan style with a circular auto court in the center of the buildings. She explained the main house would appear as a collection of smaller structures, clustered around the auto court with the guest house being on the opposite side of the auto court and tucked into the trees. The exterior of the structures would be mainly stone with some use of reclaimed wood. There would be no stucco and the roof would probably be dark metal. Jennifer agreed to prepare elevation drawings as quickly as possible. She explained the guest house would be built on higher ground than the main house and if the guest house and main house were measured together it may be difficult to be within the 35 foot maximum height limit. However, if the guest house and main house were considered separate structures, neither structure would exceed 35 feet from the lowest grade to the highest point. The Board thanked Jennifer for a very attractive design and for including the Board in the early stages of the design process.

Rod joined the meeting and discussion followed regarding the proposed amendments to the Covenants and the Design Guidelines. After a short discussion it was agreed that Rod would finalize the Covenant amendment so that it could be mailed to owners for signature. It was also agreed that the inspection requirement for the Design Guidelines would be further amended so that first inspection would occur once concrete was poured. A second inspection would be at the framing stage and the third inspection at completion of the building. It was agreed that owners would be charged in advance for the three inspections and that if an inspection failed, the owner would also be charged for any follow-up inspections. Although no figure was agreed upon, there was discussion of charging \$1,200 for the three inspections. Discussion will continue at the next meeting.

Rod said Andy McFaul had submitted the application to the County for an oversized house permit. Rod explained that the County had indicated that the approval was a mere formality and he therefore expected Andy to receive his permit from the County shortly after the April 4, 2008 Planning Commission meeting.

Angela said Becky would like to leave the Board due to family commitments although she was happy to continue until a replacement was found. Angela said Ken Crouch had expressed interest in joining the Board and it was agreed that Angela would obtain a bio from him and distribute it to the Board.

The date of the next meeting was set for Monday, April 7, 2008.

The meeting adjourned at 5:55 p.m.

Prepared by Angela H. Reeves