

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

**MAY 8, 2006**

A meeting of the Executive Board was held on May 8, 2006 at 42 Stream View Lane, Crested Butte.

The following were present:

Bill Lacy  
David Clark (by phone)  
Allan Newcomb  
Becky Williams  
Kristine Lass (Owner of Lot 53)  
Angela Reeves, Toad Property Management

1. **Approval of the April 3, 2006 Minutes.** David made a motion to approve the April 3, 2006 minutes as distributed. Bill seconded the motion and it was unanimously approved.

2. **Kristine Lass, Golden Aspens, Lot 53.** Kristine Lass attended the meeting to present a driveway plan and request approval of well and septic locations. After a short discussion it was agreed that subject to the approval of her immediate neighbors, the Farnells and the Beards, she had approval to proceed with the driveway and drilling a well. Kristine presented a sketch of a guest house and asked for the Board's input. She was advised against using white stucco and encouraged to use a mix of wood, stone and stucco.

3. **Bruce Crockett, Lot 54.** Angela said the owner had been asked to meet the following requirements:

- a. Reduce the height of the chimney by either removing the triangular section at the top or completely redesigning the chimney.
- b. Submittal of an exterior lighting plan acceptable to the Board showing shielded light fixtures.
- c. Details of the mechanical room, showing mechanical flues. The Board would inspect the house during construction to measure the ceiling height of the basement.
- d. Receipt of the \$2,500 security deposit.

After a short discussion it was unanimously agreed that items a, c and d had been met. However, it was felt that Reed Hunker of Electrical Logic should be consulted on the exterior lighting before final approval was given.

4. **Eric and Joyce Lamb, Associate Members.** Angela said the Lambs had paid their delinquent dues in full upon receipt of a Statement of Lien from Rod Landwehr.

5. **Kap Fitzgerald/Front Entrance.** Angela explained the County was requesting engineering drawings, a 2 year landscaping guarantee and a letter of credit confirming the Association had the funds to do the work. Angela said she thought the best approach was to invite the County to view the area so that they could see that the entrance had been prepared in accordance with the original plans. She said RMT&L had prepared a letter detailing the planting and seeding they had done and confirming that as the first winter was the crucial period they would guarantee the plantings for 2 years instead of the usual one. Angela said the drainage issue would be addressed before the County was invited to view the project!

After a short discussion it was unanimously agreed that snow removal around the dumpster would be easier without an enclosure and that the berm and landscaping was quite effective in shielding the dumpster from the road.

Angela said they would continue to work with the post office, Fed Ex and UPS regarding the postal drop.

6. **Front Entrance Gate.** Angela explained that an owner had requested that a gate be placed at the front entrance to improve security. After a short discussion it was unanimously agreed that all owners should be canvassed for their opinion on a gate. Angela said she would write to owners giving them the details and pricing of gates and advising them of the amount of a special assessment. The Board would review the responses at the July meeting.

7. **Perimeter Fence.** Angela said Montrose Fence would be back in late May/early June to continue replacing sections of old and damaged fence. She said they would be starting at the Geist's house, where they had finished in the Fall, and then move onto Oversteeg Gulch. Angela said they would walk the Oversteeg Gulch fence line with Richard of Montrose Fence once the snow had melted. However, she said that most of that section had been heavily repaired in the past and replacement would be the best option. Angela said Al Van Dyke of The Reserve had called as he wanted to hire Montrose Fence to repair the fence on their land below Red Mountain. Once the snow had melted Angela said they would meet with Lee Spann.

8. **Road Maintenance.** Bill said the price of magnesium chloride had not increased since last year and once the roads had dried out he would be able to price the maintenance.

8. **Design Guidelines.** Angela said she would have information ready for the next Board meeting.

10. **David Young, Lot 22**. After a short discussion it was agreed that Bill and Gordon would walk the Young property and find a suitable location for a driveway.

9. **Next Meeting**. Monday, June 5, 2006.

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Prepared by Angela H. Reeves