

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

**OCTOBER 2, 2006**

A meeting of the Executive Board was held on October 2, 2006 at 42 Stream View Lane, Meridian Lake Meadows.

The following were present:

David Clark  
Rocky Kimball  
Bill Lacy (by phone)  
Gordon & Angela Reeves, Toad Property Management, Inc.

1. **Approval of the September 5, 2006 Minutes.** Rocky made a motion to approve the September 5, 2006 minutes as distributed. David seconded the motion and it was unanimously approved.

2. **Jeff and Wynn Adam, Lot 44.** Gordon and Bill had met with the Architect and General Contractor and the requested changes to the driveway on Lot 44 had been completed to the Board's satisfaction. Angela said no owners had asked to review the house plans for Lot 44 and Alicia Lypps had confirmed the house would not exceed the maximum height or square footage for Red Mountain Ranch. It was unanimously agreed that an approval letter should be sent to the owners so that construction could commence.

3. **Kap Fitzgerald, Lots 46 and 55 Driveways.** Angela said Kap had submitted a proposal for a shared driveway to service Lots 46 and 55 and the route had been staked and a plan prepared by Brenda Kiester showing the elevation changes. After a short discussion it was unanimously agreed that approval of the driveway would be granted subject to the initial approach off the road going around a knoll instead of through the middle of the knoll. The Board felt that the driveway would be more attractive and it would reduce the cut which would be visible from the Red Mountain Ranch Road and would also slow traffic before the intersection with Red Mountain Ranch Road.

4. **Rocky Kimball, Lot 12.** Rocky Kimball submitted a plan prepared by Jim Sell Design and requested that the building envelope be moved closer to the existing shared driveway and the driveway to the building envelope be adjusted. After a short discussion it was agreed that the change would be a benefit to the owner of Lot 12 and their immediate neighbor on Lot 9 and give the driveway a more gentle slope. It was unanimously agreed that Rocky should contact owners in an attempt to obtain 67% approval of all the owners.

5. **Andy McFaul, Lot 33.** After a short discussion it was agreed that Angela would contact Rod Landwehr to obtain his advice on how to proceed regarding the square footage of the house.

6. **Kap Fitzgerald/Front Entrance.** Angela said the Bank had issued the Letter of Credit which would be sent to the County with the signed Development Improvements Agreement. Angela said Kap had asked that the snow storage area be reduced from 50 feet to 30 feet so that it would not damage the dead horse memorial. It was agreed that 30 feet would be sufficient for snow storage.

7. **Entrance Gate to Red Mountain Ranch.** After a short discussion it was agreed that a substantial gate, similar to The Reserve, or a steel ranch gate would be preferable to the less expensive options. Angela said a gate similar to The Reserve would cost approximately \$30,000. It was agreed that owners would be advised at the Annual Meeting that the Board were continuing to research designs and costs but unless a special assessment was levied there was no money available for a gate at the present time.

8. **November 24, 2006 Annual Meeting.** Angela confirmed the Annual Meeting would be at West Wall Lodge starting at 4:00 p.m. It was agreed the Board meeting would begin immediately prior to that meeting at 3:00 p.m.

9. **Design Guidelines.** It was agreed the one-page Improvements sheet would be mailed with the Annual Meeting package and that Rocky would continue to work on the Design Guidelines and request input from some owners.

10. **Next Meeting.** The next board meeting was scheduled for November 24, 2006 at 3:00 p.m. with the annual meeting at 4:00 p.m.

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Prepared by Angela H. Reeves