

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

**SEPTEMBER 5, 2006**

A meeting of the Executive Board was held on September 5, 2006 at 42 Stream View Lane, Meridian Lake Meadows.

The following were present:

David Clark  
Allan Newcomb  
Rocky Kimball  
Bill Lacy  
Gordon & Angela Reeves, Toad Property Management, Inc.

1. **Approval of the July 25, 2006 Minutes.** David made a motion to approve the July 25, 2006 minutes as distributed. Rocky seconded the motion and it was unanimously approved.
  
2. **Jeff and Wynn Adam, Lot 44.** Rocky and David expressed concern about the driveway presently being constructed on Lot 44. Angela said the County had introduced new regulations for driveways and the architect, Bob Brotherton, said the driveway was being constructed to those new regulations. It was agreed that Bill and Gordon would inspect the site and if necessary they would stop construction of the driveway until a remediation plan was agreed to. Bill expressed concern about the square footage and the height of the house plans and it was agreed that the plans would be passed to Alicia Lypps for review. If the square footage and height were correct a mailing would be sent to all owners giving them a 30 day opportunity to review the plans.
  
3. **Kap Fitzgerald/Front Entrance.** Angela said the County had approved the improvements at the front entrance and the Board of County Commissioners was expected to sign the Plat depicting the one acre of land. She explained that Rod Landwehr was working with the County and he expected it to be possible to close on the purchase of the one acre of land from Kap Fitzgerald, White Buffalo Trading Company, within the next few weeks.

Angela said the County had requested that the Association enter into a Development Improvements Agreement with the County guaranteeing the landscaping at the front entrance until October, 2007. David made a motion to request a letter of credit from Community Banks that would satisfy the County's requirement. Rocky seconded the motion and it was unanimously approved.

Angela explained the front entrance improvements completed in 2005 had cost \$47,601 (\$13,098 for log fencing, \$8,073 for dirt work and \$26,431 for landscaping). She said that expenses in excess of the 2006 budget for snowplowing and repair or replacement of the perimeter fence had drained the Association's bank accounts so that there was no longer sufficient money to pay the \$30,000 for the land purchase. It was unanimously agreed that the Association would obtain a \$30,000 loan or line of credit from Community Banks for 3 months (90 days) to allow the Association to purchase the land immediately. The 2007 association dues would be increased to cover the \$30,000 land purchase.

Bill suggested that the log fence at the front entrance should be stained a similar brown color to the fencing at the neighboring Reserve. It was unanimously agreed that the fence would be stained in Spring, 2007 and once the work was finished the Board would once again review the overall appearance of the front entrance.

4. **2007 Budget.** Prior to the meeting Angela had distributed a current financial statement together with anticipated expenses at year end and a proposed 2007 Budget (copy attached). After a short discussion, Bill made the motion to increase the annual dues to \$2,500 per year, per lot and \$1,250 per year for the three associate members who were just paying road expenses. David seconded the motion and it was unanimously approved. David asked that a detailed letter be mailed with the annual meeting package to explain to owners why the increase was necessary.

5. **Perimeter Fence.** Angela said Gordon had made emergency repairs to one section of fence and that Montrose Fence had been asked to go into that area to strengthen those repairs before the cattle were in that area. Angela said there were approximately 12 cows in the Squaw Gulch area and that she had left a message for Doug Washburn as that area of fence was the Spann's responsibility.

6. **Design Guidelines.** Rocky said they had made some changes to the draft Design Guidelines and would circulate them to the Board for review using track changes. Rocky suggested that an amended Improvements document be circulated to owners with the annual meeting package to once again remind owners that they must obtain approval from the Board for all exterior changes to their property.

7. **Miscellaneous.** It was unanimously agreed that an amendment to the Covenants to delete the notary provision on all owners consents to covenant or plat amendments would not be pursued. However, it was agreed that owners would be encouraged to contact the managers to obtain advice on locating a notary.

7. **Next Meeting.** The next board meeting was scheduled for October 2, 2006 with the annual meeting on or around November 24, 2006.