

Killingsworth, Robert W

From: GVM Manager <manager@glacierviewmeadows.com>
Sent: Wednesday, April 30, 2014 10:15 AM
To: Killingsworth, Robert W
Cc: joni.m.zupon@gmail.com; rob.killingsworth@yahoo.com
Subject: RE: Our Colorado Property

Hi guys,

Thought I had sent a follow up email, but can't find it.

The GVM R&R agreed to go along with the conditions specified by the North Rim board.

Give me a call when you get a chance to discuss.

Thanks!

Steve Horsmon
Manager - Glacier View Meadows Association
Phone: 970-493-6812
Fax: 970-493-4086
Email: manager@glacierviewmeadows.com
Website: www.glacierviewmeadows.com

From: Steven Roy [mailto:stevenroysmr@aol.com]
Sent: Wednesday, February 19, 2014 7:46 PM
To: 'Killingsworth, Robert W'; manager@glacierviewmeadows.com
Cc: joni.m.zupon@gmail.com; rob.killingsworth@yahoo.com; 'Zupon, Joni'; 'roxanne eddins'; 'Michelle Roper'
Subject: RE: Our Colorado Property

Rob and Joni,

It is North Rim Road Association's understanding that the purpose of the gate is to minimize vehicular traffic from either association using the road system of the other association. This reduces wear and tear on the roads and limits liability issues for both associations. The access through the gate is allowed by emergency vehicles.

The North Rim Road Association does not have a copy of the key for the lock on the gate between North Rim Road and Mount Champion Drive. If Glacier View Road Association wants to provide you a key to have better access to your property the North Rim Road Association has no objections as long as the following conditions are met:

1. The gate shall remain locked at all times and is opened only for your personal use and shall not be used by contractors.
2. No other copy of the key is made available to others - including contractors.
3. The access shall not be blocked by your personal vehicle.
4. The key shall be returned to Glacier View Road Association if the subject property is sold.
5. North Rim Road Association reserves the right to review, modify or revoke these conditions annually.

Hopefully, these conditions meet your approval and I look forward to meeting you guys in the future.

Steve Roy
President, North Rim Road Association
970-744-8238 home

From: Killingsworth, Robert W [mailto:RKILLING@travelers.com]
Sent: Wednesday, February 12, 2014 2:10 PM
To: manager@glaciertviewmeadows.com; steveroyismr@aol.com; michroper1@yahoo.com
Cc: joni.m.zupon@gmail.com; 'rob.killingsworth@yahoo.com' (rob.killingsworth@yahoo.com); Zupon, Joni (Joni.Zupon@yrcw.com)
Subject: Our Colorado Property

Good afternoon Steve, Steve and Michelle,

We are writing to you as the respective leaders/managers of the Glacier View Road Association and the North Rim Road Association of which Joni is a member of both due to the location of our property. As you may be aware, Joni acquired the property detailed in the attached in 2011. We are looking forward to improving this property with the addition of our home within the next few years. As you can see, the locked gate between Mount Champion Drive and North Rim Road borders the northeast corner of our property and the easement actually traverses a portion of Joni's land. We understand that the history of this gate is that residents of Glacier View were utilizing North Rim Road without permission and that the two road associations agreed to lock the gate to prevent access from Glacier View to North Rim Road. As far as we know, we are the only members of both the North Rim Road Association and the Glacier View Road Association due to our utilization of both of those roads to access our property. Currently, to travel from the southeast corner of our property where we are planning on our future home site to North Rim Road requires us to drive all the way out of Glacier View Gate 11 and then travel west to North Rim Road and back south to our property (See attached access map). If both associations would agree, we would like to have a copy of the key to the locked gate so that we are able to access the northern and western sections of our property via Mount Champion Drive. This would save us having to drive clear back out to Highway 74 and would greatly reduce our use of both Glacier View roads and that portion of North Rim Road which lies between our property and the Highway. We both look forward with great anticipation to spending our retirement years on this property and we look forward to being good neighbors and good stewards of our property and its resources. Please review and advise if it would be possible for us to get a copy of the key. As I understand, the Fire Department simply cuts the lock if they need access. We would be willing to provide a lock and keys to both associations and to replace same in the event the FD needs to cut the lock for access.

Please understand that we don't want to change anything with respect to the existing agreement to keep the gate locked at all times. We simply want to be able to utilize Mount Champion drive to get to the west side of our property—without ruffling any feathers or creating any animus in the process! Thank you all for your kind consideration of our request. We both look forward to meeting all of you and getting to know our neighbors in the hopefully not too distant future!!

Joni Zupon and
Rob Killingsworth

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