

# **RUBY RANCH OWNERS ASSOCIATION**

2007 ANNUAL MEETING  
Saturday, September 8, 2007  
8:30 a.m. at Silverthorne North Branch Library

## **AGENDA**

- I. Call to Order and Welcome
- II. Introductions and Determination of Quorum
- III. Approval of the Agenda
- IV. Consideration and Approval of Minutes
  - A. Approval of Minutes of Owners 2006 Annual Meeting (attached)
  - B. Acknowledgement of minutes of Board Meetings (attached)
- V. Report on Association Finances
- VI. Pine Beetle Control and Related Forest Health Issues – Pat Tormey
  - A. Discussion of Condition of Forest
- VII. Report of Fire Mitigation Committee – Doug Tormey
- VIII. Control of Noxious Weeds – Susanne Muller
- IX. Report from the Willow Brook Metropolitan District –Tom Stokes, President, Conner Shepherd, Manager and Eric Kircher, District Maintenance Supervisor.
  - A. Financial Report, including status of budget
  - B. Discussion of Tax Assessment Issues
  - C. Report on stable management
  - D. Report on road maintenance
  - E. Report on entry gate
  - F. Report on water system maintenance and use
    1. Irrigation from Domestic System
  - G. Report on capital improvements

- H. Report on irrigation operations and hay contract operations
- I. Questions and comments
- X. Report on Dumpster Etiquette – Don Samuels
- XI. Report from Architectural Review Committee – John Longhill
- XII. Comments on Written Report from Security Committee by Erika Karplus
- XIII. Comments on Written Report on the status of local area development plans by Erika Karplus
- XIV. Report from Special Committee on Rental Policy – Don Samuels
- XV. Old business
- XVI. New business
- XVII. Election of one Association Board member (term of Don Samuels (who is retiring))  
Susanne Muller, Chair, Nominations Committee
- XVIII. Adjournment

The Annual Owners Get-together will be hosted this year by Randall and Pam Seegers, Lot 11, 1305 Ruby Road. Thank you to the Seegers.