

**MINUTES
RUBY RANCH OWNERS ASSOCIATION
BOARD OF DIRECTORS**

November 23, 2006

The Ruby Ranch Owners Association Board of Directors held a special meeting at 8:30 a.m. on November 23, 2006. Board members David Robbins, Erika Karplus, Susanne Muller, and David Spencer were in attendance with Don Samuels participating via telephone. Also attending were John Longhill, chairman of the ARC, and Randall Seegers. Notification of the meeting had been posted on both the general and daytoday Ruby Ranch email lists the previous day.

The first agenda item concerned a request by the prospective buyers of Lot 45 to obtain approval for additions to the home prior to closing on the property. As the proposed additions fall outside the building envelope, the ARC contacted all contiguous lot owners and those might be affected by the addition - - Forresters, Kulls, Ullems, Lapidus, Houghs - - to obtain their input. The Forresters objected to the first set of plans submitted while the Kulls, Ullems, Houghs and Mr. Lapidus gave their approval. In response to the Forrester's concerns, the prospective buyers modified the plans to lower the roof lines of the addition to align with the existing building as well including additional spruce tree plantings. The Forresters gave their approval to the revised plans. Written approvals were obtained from all the affected lot owners. The ARC then recommended that the Owners Association Board approve the variance indicating their support of the new site. The ARC then recommended that the Owners Association Board approve the variance request contingent on receiving final plans from the prospective buyers that met all Covenant and ARC policies. The Board reviewed the plans and discussed the ARC's recommendation. Don suggested that the prospective buyers be informed about the wet conditions on Lot 45 and that any significant changes to the plans would negate an approval

given today. David agreed to include such provisions in a letter to the prospective buyers. The Board voted unanimously to approve the variance on Lot 45 contingent on receiving final plans that meet all Covenant and ARC policies. .

The second agenda item related to rentals on the Ranch. Owners at the Annual Meeting approved a set of guidelines governing rentals by owners. The guidelines specify that owners who wish to rent sign a contract with the Owners Association laying out the requirements and prohibitions. The Rental Committee owes David a list of elements to be included in the contract so that David can draft the document for Board review. Don said he would provide David with a list of the elements to be included as soon as possible.

During the meeting, the group noticed two vehicles without Ruby Ranch reflective tape speeding down Ruby Ranch Road. Erika mentioned that these vehicles had been on the Ranch for a few days, frequently speeding. David reported that EJ Olbright had brought to his attention a non-conforming rental during the past week at the McGadden's home. EJ had noted that the renters were all young people of approximately the same age and not members of a single family. Randall mentioned that these same renters drove down his driveway and parked there for some time. Erika suggested that Randall contact the McGaddens directly to communicate his concerns. David agreed to send a note to the McGaddens summarizing our concerns.

There being no further business to come before the Board, the meeting was adjourned at 9 a.m.