

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

**September 29, 2006**

The Ruby Ranch Owners Association Board of Directors held a special meeting at 8:15 a.m. on September 29, 2006. Board members David Robbins, Erika Karplus, Don Samuels, Susanne Muller, and David Spencer were in attendance. Notification of the meeting had been posted on both the general and daytoday Ruby Ranch email lists earlier in the week.

The first agenda item concerned the request by the Iliffs, owners of Lot 51, to construct their home more than 30% outside the designated building envelope. Earlier in the year the ARC had approved the Iliffs original building plan, but the County indicated that the building site was too close to wetlands and should be moved into the interior of the lot. The Iliffs modified their plans accordingly with the result that the revised plan placed the home more than 30% outside the designated building envelope. Per ARC policies, all contiguous lot owners were consulted to ask if they supported or opposed the new building site. After touring the site with Adam Iliff, all contiguous owners - - Kulls, Andersons, Meinholds, Julians, and Drakes - - signed a variance request form indicating their support of the new site. The ARC then recommended that the Owners Association Board approve the variance request. The Board reviewed the signed forms and the ARC's recommendation and voted unanimously to approve the Iliff's variance request.

Erika updated the Board on the status of the newly opened Kum & Go gas station and convenience store, noting that the Certificate of Occupancy granted earlier in the week was contingent on Kum & Go lowering the site lighting levels to meet Town code. Town planners are currently working with Kum & Go to modify the lighting as required as well as cleaning up the lots contiguous to the new Adams Avenue connection. Board members noted that the Town has

done a good job in requiring good design and landscaping of the Kum & Go facility and asked Erika to send a letter to this effect to the Town.

The Board also noted how well the Burmans had managed their Parade of Homes participation over two weekends in September. David Robbins was asked to send a letter on behalf of the Board to the Burmans thanking them for the signage and van service that minimized disruption to their neighbors on the Ranch.

There being no further business to come before the Board, the meeting was adjourned at 8:40 a.m.