

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

June 15, 2007

The Ruby Ranch Owners Association Board of Directors met at 5:15 p.m. on June 15, 2007 immediately following the Willow Brook Metropolitan District Board of Directors meeting. Board members David Robbins, Erika Karplus, David Spencer, and Don Samuels were present with Susanne Muller available by telephone. Eric Kircher of Metro Services and owners Doug and Pat Tormey, John Longhill, EJ Olbright, Chris McGadden, Carl Oppedahl, and Annette Williams also attended the meeting.

The meeting opened with an update on rentals on the Ranch. Rental contracts have been received from the McGaddens, Waylands, and Farinholts. David Robbins will sign the contracts on behalf of the Owners Association and maintain a file of the original contracts. Several owners informed the Board that the rental at the Wayland's home is still non-compliant with the Ranch's rental policies. The rental tenant, Ed Doogan continues to rent out rooms in the home to unrelated individuals. David Robbins will send another letter to the Waylands asking them to bring the rental into compliance with rental policies and the contract they executed with the Owners Association.

EJ Olbright then asked the Board what steps it plans to take to prevent overgrazing on private lots using the Alhquist's as an example. The Board agreed that a conversation with the Alhquist's on the issue should be the first step. John Longhill volunteered to speak with the Alhquists about ways to prevent overgrazing on their lot.

EJ also raised the issue that protective construction fencing is not being consistently used on homes currently being built on the Ranch. The result is potentially unsightly and difficult to mediate damage to the terrain. The Board agreed that the ARC should take a more proactive role in enforcing existing policies regarding construction fencing and asked John Longhill to speak with owners currently or planning to build or remodel.

Finally, Annette Williams asked for clarification on whether owners may camp and build camp fires on their lots. David Robbins stated that both are permissible so long as fires are built using safe fire precautions and no County fire restrictions are active.

There being no further business to come before the Board, the meeting was adjourned at 6:00 p.m.