

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

February 16, 2007

The Ruby Ranch Owners Association Board of Directors met at 4 p.m. on February 16, 2007 immediately following the Willow Brook Metropolitan District Board of Directors meeting. Board members David Robbins and Erika Karplus participated by conference call, David Spencer attended in person, and Susanne Muller and Don Samuels were unable to attend. Linda Kull and Randall Seegers were also in attendance and John Longhill participated by conference call.

The meeting opened with David Robbins providing an update on progress in creating a rental policy contract to be signed by owners intending to rent their homes in accordance with the rental policies adopted at the September 2006 Annual Meeting. David indicated that the draft contract will be completed shortly and distributed to Board members for review.

Discussion then moved to the Good's most recent submission to the ARC for a home addition, barn and paddock. John indicated that the Goods had delivered a revised set of plans to his home. Although he had not yet reviewed the new submission his understanding is that the Good's intend to build within their building envelope and so will not be requesting any variances. David Robbins indicated that the ARC is very open to considering potential variances so long as they comply with procedures outlined in the Covenants and which are consistent with ARC policies, policies which have been communicated to the Goods. John indicated that he would call the Goods to acknowledge receipt of the new plans. As both John and David are traveling, the ARC members agreed to target two weeks from now to discuss the plans. The ARC has 30 days to respond to the Goods.

There being no further business to come before the Board, the meeting was adjourned at
4:30 p.m.