

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

August 17, 2007

The Ruby Ranch Owners Association Board of Directors met at 5:30 p.m. on August 17, 2007 immediately following the Willow Brook Metropolitan District Board of Directors meeting. Board members David Robbins, Erika Karplus, David Spencer, Don Samuels and Susanne Muller were present. Owners Doug and Pat Tormey, John Longhill, Marina Larson, and Randall Seegers also attended the meeting.

The meeting opened with a discussion of the Waylands request to complete the rental agreement period expiring at the end of September and then renew their rental agreement with Ed Doogan and either one or two unrelated related renters. The Board considered the Waylands request and determined that the Waylands should be held to the original rental agreement they entered into with the Owners Association, i.e. that two unrelated adult renters are consistent with the Covenant requirement for single family occupancy on Ruby Ranch but that renting to three or more unrelated individuals who cannot be construed as “family” is not permitted. David Robbins will write a letter to the Waylands to ask them to bring their rental into compliance for the remainder of their current rental period and for subsequent leases. The Board noted that the Waylands have been very cooperative in trying to resolve the rental issues at their home.

We next discussed the agenda for the upcoming Annual Meeting on September 8. David asked for suggestions of items to add to our standard list of topics. Erika suggested that David provide owners with a “big picture” perspective on how environmental changes around and within Ruby Ranch, in particular the Mountain Pine Beetle kill, are putting stress on the neighborhood. As owners deal with the increasing number of dead trees, new issues are

emerging for the Ranch including damage done to roads and land by tree removal efforts and an increasingly complex invasive weed problem. The Board encourages owners to mitigate fire risks on their lots, but recognizes that tree removal can lead to other challenges. These issues will only increase over the next few years and owners will need to understand and discuss the Ranch's options and tradeoffs in dealing with these environmental stresses. We suggested that Randall Seegers and John Longhill, members of the ARC, inspect the lots and roads where damage from tree removal has occurred so as to be informed for the discussion at the Annual Meeting.

The discussion at the Annual Meeting should also include a clarification of permitted uses of the domestic water supply as a number of owners are using high quantities of water, in some cases for outdoor irrigation which is not permitted under the Ranch's water deeds. "Dumpster Don" Samuels asked that he address the owners regarding proper use of the community dumpsters near the barn. Residents and visitors often leave items outside the dumpsters, fail the crush boxes, and fail to lock the dumpsters. As Chair of the Nominations Committee, Suzanne reported that Marina Larson has nominated herself to replace Don Samuels whose term expires in September on the Owners Association Board.

Finally, Randall Seegers graciously offered to host the post-Annual Meeting at his home. We thanked Randall and Pam for their hospitality.

We next addressed ditch and irrigation issues. David Robbins informed the group that he has obtained a permanent easement for Ruby Ranch from the Forest Service for the Sawmill ditch. We thanked David for his hard work in achieving this great result. We then discussed various documents David had circulated related to the Thompson's claims regarding use of water from the Sawmill ditch and ditch easements across their lot. David reported that the only

recorded document related to the issue is that granting the Ruby Ranch Owners Association a deed and easement to the ditch. Documents executed by the Thompsons and Joe Lacy were never recorded nor do these documents indicate that JMC successors (Ruby Ranch Owners Association) must abide by their provisions. More importantly, David pointed out, meadow irrigation requirements have priority over individual owner rights to or requests for ditch water. This priority applies over all owners, not only the Thompsons. If Linda Thompson has documents that prove otherwise, the Board is happy to consider them.

There being no further business to come before the Board, the meeting was adjourned at 6:30 p.m.