

Ruby Ranch Owners Association

NOTICE OF ANNUAL MEETING

Please take notice that the annual meeting of the Ruby Ranch Owners Association will be held at the Silverthorne North Branch Library, 651 Center Circle, Silverthorne, commencing at 8:30 in the morning on Saturday, September 8, 2007. The agenda for the meeting is attached hereto. Please plan to attend. If you cannot attend this meeting, there is also attached hereto a proxy form that may be utilized to appoint another owner on Ruby Ranch to serve as your proxy at the meeting. You may appoint any other owner who will be present at the meeting to serve as your proxy, but we would appreciate it if you would return the proxy form designating that individual to the Board of Directors in care of David W. Robbins, President, 1441 - 18th Street, #100, Denver, CO 80202. Please return your proxy to Mr. Robbins by mail or FAX (303.296.2388) by COB September 7, 2007.

Thank you.

This notice is provided pursuant to the provisions of the Ruby Ranch Covenants, Art. IV, Section 4. We look forward to seeing you at the meeting.

DATED, August 21, 2007.

PROXY

**Annual Meeting
of the Ruby Ranch Owners Association**

September 8, 2007

INSTRUCTIONS: Please fill in the lot number, the owner's name and the name of the person being given this proxy who must be a current Ruby Ranch property owner who will be attending the meeting. Then sign the proxy and return the completed proxy to:

David W. Robbins
Ruby Ranch Owners Association
c/o Hill & Robbins, P.C.
1441 - 18th St., Ste. 100
Denver, CO 80202-1256
303.296.8100
303.296.2388 - Fax

I/we, _____,

(Lot Owner Name(s))

being the record owner(s) of Lot No(s). _____, Ruby Ranch, hereby designate _____ as my/our proxy for

(Name of Proxy)

the 2007 Annual Meeting of the Ruby Ranch Owners Association to cast any required ballots on matters to come before the Association at such meeting.

Date

Signature

Date

Signature