

MINUTES
of the
PROPERTY OWNERS ASSOCIATION
of
RASPBERRY MOUNTAIN RANCH

On Saturday, October 7, 2006, a joint meeting and picnic luncheon was held with Cuchara River Estates and Raspberry Mountain Ranch. Introductions were made and Jim Young, representing the developer, Cuchara River LLC announced that per the by-laws stating that once Raspberry Mountain Ranch was over 80% sold, the project is to be turned over to the Property Owners. He informed the group the turnover meeting for the Raspberry Mountain Ranch Property Owners Association would follow this joint session. A question was asked about having Cuchara River POA and Raspberry Mountain POA coming together as a joint Property Owners Association. Jim stated that this was possible but needed to happen between the two boards after Raspberry is set-up. Introductions were made by all present, including the parcel they own, where each is from and any plans on building. It was noted that several homes are already built and/or under construction and that other owners have plans to build. Other introductions included Dan Foder and Kelly Young, also representing Cuchara River LLC, representatives of the Palmer Foundation, a conservation easement group from Colorado Spings and the builders present. Jim also introduced Dwight Harrison, who has been overseeing the maintenance of the front gate area. Because Cuchara River POA was turned over in 2005, the meeting then split into two groups with Cuchara River POA and Raspberry Mountain Ranch POA having their respective POA meetings. This year's picnic was catered by "The Pretty Chili" of LaVeta.

The formal meeting for Raspberry Mountain Ranch POA commenced at 11:30 a.m. Jim Young met with all the Raspberry Mountain property owners and presented an overview of the Property Owners Association and setting up a Board of Directors. He asked for anyone interested in serving on the board to raise their hands. The following individuals volunteered to serve on the board: Sharon Archambault, Joe Scarpelli, Jeff Behrend, Doreen Baumann, ~~Douglas Hailey~~ and Fran Sanden. After Jim's request, a nomination was made from the floor for these individuals to serve as the first board, a second was received and the vote carried unanimously. Jim then briefly met with the new board to set up the first meeting to elect officers, etc. The meeting was set for Tuesday, October 17, 2006 at the office of the Colorado Land Store in Colorado Springs, CO. The board meeting was then adjourned around 12 noon so everyone could join the other members for lunch.

Respectfully Submitted


Jim Young