

Minutes – Executive Board Meeting  
Raspberry Mountain Ranch Property Owners Association

Date: October 6, 2007 from 1:10 to 1:40 PM

Place: CRE Parcel #6, Jackson Barn

Board Present: Archambault, Sharon  
Baumann, Doreen  
Cannon, Windell  
Fritson, Kevin  
Hanko, Jeff  
Kirkland, Ed  
Newsom, Dick  
Sanden, Fran  
Scarpelli, Jon

Attendants: Baumann, Stu as Ranch Manager  
Archambault, Steve as ARC Chairman

1:10PM Meeting called to order by Fran Sanden

**Road Maintenance & Snow Removal Contract:** Jon asked Stu Baumann to address the issue of contracting the road maintenance and snow removal. Stu said he had received two proposals (from Eric Andeatta of Andreatta Excavating and Barr Warren of Warren Construction). Stu recommended Warren Construction as Barr Warren has asked for a \$1500 per month retainer which would be totally worked off on a monthly basis and will keep a designated piece of equipment on site. The retainer is to be worked off against the rates of the equipment used, eg. grader \$130/hr, backhoe \$95/hr, to keep the culverts, ditches and grading maintained in quarters on a rotating basis during the 7 month non snow season and to remove snow in the other 5 months. Barr will have a designated grader operator (Santos Aragon) on call and RMR/CRE will be his primary client. He will have a 6 wheel drive grader with wing plow for snow removal which is more efficient.

Fran said that we are obligated to plow from the gate to Wilderness Trail and Millard, Wood and Smith will be responsible for their own plowing beyond the intersection with Rilling Canyon Rd and Wilderness Trail. Every homeowner is responsible for their own driveway. Jon added that we are not planning to plow roads if no owners are living there or under construction.

**Motion to contract for road maintenance and snow removal:** Kevin Fritson motioned that we go to contract with Warren Construction for three years. 2<sup>nd</sup> by Sharon Archambault. All carried.

**Elections:** It was agreed that the existing officers continue in their positions for the next year term: Fran as President, Sharon as Vice President, Jon as Treasurer, Doreen as Secretary.

**Terms:** Jeff Hanko motioned that the Secretary and Treasurer be three year terms, the Vice President be for two years and the President be one year. The balance of the board to serve three year terms. 2<sup>nd</sup> by Sharon Archambault. All carried.

**2008 Budget:** Fran motioned that we adopt the 2008 budget as presented at the Annual Meeting. 2<sup>nd</sup> by Jon. All carried.

**Covenant Changes:** Windell Cannon motioned that we table the proposed covenant changes that were

presented on the postcard survey. 2<sup>nd</sup> by Sharon Archambault. All carried.

**Liaison with CRE Board:** Fran motioned that the Vice President (Sharon Archambault) be the liaison with the CRE Board. 2<sup>nd</sup> by Ed Kirkland. All carried.

**Liaison with Architectural Review Committee:** Per CCIOA, Kevin Fritson was appointed Board member liaison with the Architectural Review Committee and Steve Archambault to remain as Chairman.

**1:40 PM** Meeting was adjourned.