

## Minutes of the Raspberry Mountain Ranch Special Board Meeting

Date: Monday, September 7, 2009

Place: Fuller Real Estate Office

Time: 10:30 AM to 1:00 PM

Board Members Present: Sharon Archambault, Doreen Baumann, Fran Sanden, Ed Kirkland, Windell Cannon

Member: Stu Baumann, Ranch Manager

Purpose: To adopt the drafts of the Proposed Amendments to the Declaration and the ByLaws

10:35 AM Call to order by Sharon

**Motion** by Sharon, 2<sup>nd</sup> by Fran to forgo Roberts Rules of Order and reserve the reading of the last Board Meeting for the next regular Board Meeting.

Doreen read a draft of the Proposed Amendment changes to the Declaration and ByLaws.

**Motion** by Sharon, 2<sup>nd</sup> by Ed, to approve and adopt the draft of the Proposed Amendments to the Declaration with the following changes:

Article III Dwellings & Structures: ARC will issue an approval certificate to the Property Owner. Delete “the Huerfano Building Inspector” and change to “property owner”.

**Discussion and recommendation:** Stu Baumann suggested that a property owner post a refundable performance bond - \$5000 (\$2500 by builder/\$2500 by owner) to be deposited into an escrow account until the following are complete: completion of construction, copy of Certificate of Occupancy received and final review of ARC.

Article III.d Add “ or business” after “No commercial activity”.

Discussion and recommendation: Short Term and Long Term Rentals of properties to be put on the agenda of the Annual Meeting for membership vote. Clarks have their house on a short-term rental program. Concerns of liability, traffic through the gate and ambiance of the ranch were discussed. Windell will speak to that issue at the meeting.

Article III.e Add “variance with approval of the ARC” to structures within 50’ of the road.

Article III.g Delete” Dept of Wildlife” fence requirement and change to “No open fires without a burn permit”

Article III.h Add “drainage” and driveway plan to be approved by Ranch Manager before installation.

Article III.k Add “ per review and approval of ARC” to energy efficient design.

Article XIV Annexation: Add “ with approval of 67% of the voting membership” to annexing property into RMR POA.

Article XV. Annual Assessments: Delete the splitting of assessment into two equal payments.

**Motion** by Sharon, 2<sup>nd</sup> by Ed, to approve and adopt the draft of the Proposed ByLaws with the following changes:

Article I.1 Change the physical address of the corporate office to be the “office of the recording agent” (Fran, at present).

Article II.6 Quorum (of Membership Meetings): Retain the presence in person or by proxy of Members holding 10% of the votes entitled to be cast shall constitute a quorum.

Article III.3 Annual Meeting: Delete specific reference to date.

Article III.4 Special Meetings: Change to read “67% of the voting membership of the association” to request a special meeting of the association. Original was 5% and the draft read 10%.

Article IV.1 Board Number and Tenure: Change limit of members from ten to five (5) with tenure of 3 years.

Doreen to make changes in documents, send copies of changes to Board members to review and send the adopted drafts to the Membership via email before the annual meeting. Hard copies will be sent to those members who do not use email.

Motion to adjourn by Fran, seconded by Ed.

Respectfully submitted by:

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Doreen Baumann, Secretary  
Sharon Archambault. Recording Secretary

Date: 9/19/09