

DRAFT UNTIL APPROVED/SIGNED

Minutes of the Joint Meeting of the Board of Directors of CRE & RMR

Date & Time: September 17, 2007 at 5 PM MST

Place: Sanden residence

Attendees: Fran Sanden, RMR President
Joy Smith, CRE President
Sharon Archambault, RMR Vice President
Lance Freeman, CRE Vice President

Via Telephone: Jon Scarapelli, RMR Treasurer
Doreen Baumann, RMR Secretary

Purpose of Meeting: To discuss the joint CRE/RMR letter and postcard sent to Property Owners dated September 4, 2007 with a request for a vote for five proposed covenant changes, the agenda for the October 6th 2007 Annual Meeting, and a resolution for a Construction Impact Fee of \$1000.

On September 4th, 2007, a joint CRE/RMR letter was sent to all property owners with an enclosed postcard as a reminder and request for attendance for the upcoming Annual Meeting on October 6th, 2007. The letter also requested a vote for five proposed covenant changes. It was jointly decided to use the postcard as a straw poll and discuss the results at the Annual Meeting.

- Jon suggested that the Board work with the Architectural Review Committee to develop Design Guidelines as a complete package that establishes a vision for what the property looks like in lieu of a list of restrictive covenants.
- Fran proposed that the guidelines are produced in written form and available by next October Annual Meeting as well as updates in the Newsletter and quarterly reports.
- Lance Freeman to send Fran Sanden a copy of the CRE philosophical statement as a starting point for discussion.

The \$1000 Construction Assessment to offset road maintenance was discussed.

- Jon motioned that we (the Board) create a one time Construction Impact Fee of \$1000 that is paid by a home owner before building plan approval is granted by the ARC. Route 12 driveway parcels would be exempt. Access owners who are not part of the POA are exempt. Owners who have plans approved by the ARC to date would be grandfathered in and be exempt. The one time fee would not be tied to any specific remedial action, eg.grading roads. Joy seconded. All carried.

The proposed agenda (attached) for the annual meeting was presented and discussed.

- Fran reviewed the procedures for the agenda and will mail it to the property owners along with a proxy form and 1st quarterly newsletter on Friday, September 21st, 2007. It will also be posted on the front gate.
- A posted speed limit sign was discussed and the question of who would enforce it.

Fran adjourned the meeting. Jon seconded. All carried.

Respectfully submitted by Doreen Baumann _____ Date _____