

Raspberry Mountain Ranch (RMR) – 1st Board Meeting

Date: 10-17-06 12 noon

Place: Colorado Land Company Office, 2993 Broadmoor Valley Rd, Colorado Springs

Present: Sharon Archambault(13), Jon Scarpelli (21), Jeff Behrend (15), Doreen Baumann (24) Fran Sanden (6), Jim Young, Cuchara River LLC (CRE8) and visitors Bill ??? (CRE11) and Stu Baumann (24)

A. Approval of Minutes of October 7, 2006: Jim Young read the minutes from the Annual Meeting held at Raspberry Mountain Ranch on October 7, 2006.

B. Introduction of Board Members: Board members introduced themselves and indicated which positions on the board they may have an interest.

C. Election of Officers:

President: Jon moved that Fran Sanden be President – Doreen seconded-all carried;

Vice President: (social) Jon moved that Sharon Archambault be Vice President – Jeff seconded – all carried;

Secretary: Jeff moved that Doreen be Secretary – Jon seconded – all carried;

Treasurer: Jeff moved that Jon be Treasurer – Sharon seconded – all carried.

Fran Sanden will receive all mail pertaining to RMR at her temporary address:

1324 Ticonderoga Drive, Ft. Collins, CO 80525

home (970) 223-8083 fax (970-217-3671 email emmadogg@comcast.net)

D. Turn over of books to new board by Cuchara River LLC: Jim Young turned over the books to the Secretary, Doreen Baumann – Doreen turned over the books to Fran Sanden to remain in Colorado.

E. Turn over of all funds (approx \$35,500) held by Cuchara River LLC on behalf of RMR POA: Jim Young to turn over the checkbook for the account with Pueblo Bank and Trust, Pueblo, CO, to the Treasurer – Jon Scarpelli.

F. Set up Joint Meeting with Cuchara River Estates (CRE) POA: Fran to contact Lance Freeman, President of CRE POA to set up a joint meeting with both boards.

The topic of merging the two boards and changing the existing covenants was discussed. The covenants are now separate legal entities. Expenses are split between the two (RMR 71%, CRE 29%). If consensus (2/3 majorities of the owners) if polled, Jim Young offered to take responsibility for legalities involved with amending the covenants into one. Jim recommended that both boards meet to discuss the advantages/disadvantages. He stated that the advantage of merging the boards is that so much is in common such as easements of roads. He also advised that the existing covenants were adequate to protect the investment of the present owners.

G. Architectural Review Committee: Jim Young recommended that Jeff Behrend be the board member to oversee the Architectural Review Committee. Jeff will email those who volunteered (3 or 4) at the Annual meeting to confirm their desire to serve. Jim suggested that we maintain guidelines based on the existing covenants. He also suggested that owners meet with the County Building Department for guidelines as well. He mentioned the County has a Scenic Easement for any properties at the top of the ridgeline seen from Highway 12.

H. Old Business:

Easements through RMR- Jim Young explained the properties having easements through RMR - Millard, Robino, Wood. The RMR covenants do not apply to these property owners. Robino has 2 accesses into RMR, but chooses to access through the Goemmer property gate off Rt 12. They do pay dues to RMR and Jon to review payment of dues proportion with CRE POA. Joy Smith owns a parcel adjoining the

BLM land and Millard. RMR is only responsible for road maintenance/snow removal up to and including Parcel 39.

Hunting on Property- Hunting and discharging firearms by non property owners in RMR was discussed. Posting of signs at all gate accesses was discussed. Jim Young suggested the following if a non- property owner is hunting/firing arms: 1. Call the Sheriff, and 2. Inform Fran (President) of the action taken. Property owners, including those who have easements (Millard, Robino, Wood, Smith) have a right to shoot on their land as long as it is in a safe direction. (edit ?)

I. New Business:

Snow Removal- Jim Young said the former snow removal company would no longer be used and Dan Fotor (Cuchara River LLC Ranch Manager) is contacting another company (Harold Andrietta of La Veta) for this year's contract. This will be coordinated with the CRE board.

Gate Back Up System & Electric Bill- A back up propane fueled tank system for the front gate was discussed at the Annual Meeting. Jim Young said his company would be responsible for its installation. He also will be responsible for payment of the electric bill until December 31, 2006.

Grazing Lease- Jim explained that the cattle that roam the property belong to Joy Smith under an annual grazing lease of which income is split between CRE and RMR 29-71%. He said the spring time renewal should be put on the next meeting agenda. RMR has no income from the hay.

Review of Responsibilities- Fran asked all board members to review their responsibilities before the next meeting:

1. Fran (President)- to meet with Lance to discuss merging boards and set up a joint meeting;
2. Sharon (VP)- to email list of property owners to all board members;
3. Jeff- to email volunteers to ARB as to its responsibilities as it pertains to the Covenants;
4. Jon- to set up meeting with Jim Young for official transfer of accounts and to look into location of bank accounts for convenience. Jim suggested setting up the accounts as "and/or" signature with Fran and to keep other person informed if any expense is unprogrammed.
5. Doreen- to prepare and distribute the minutes from today's meeting.

J. Set up next Board Meeting: The Board agreed to meet quarterly with the next meeting the first week of February 2007 as a joint meeting with CRE at 2993 Broadmoor Valley Road, Ste 105. Fran to coordinate date with CRE President. Any property owner wishing to attend meetings and/or receive minutes should contact Fran. A list of all property owners would be made available at the 2007 Annual Meeting. Jim Young to notify Fran of new property owners upon the sales of the last 5 lots.

K. Adjournment: Fran adjourned the meeting at 1:30pm - Sharon seconded – all carried

Respectfully submitted by Doreen Baumann 10/23/06