

Minutes 10/15/21

Ruby Ranch Owners Association

Board of Directors Regular Meeting

October 15, 2021

The meeting was called to order at 2:30.

Board members present: David Robbins, Mark Nadeau, David Radlauer, Jon Rovick, John Drake

Owners present: Deb Myers, Cathi Wingate, Michael Good, Debbie Metcalf

Others present: Patrick O Flynn, Marcos Pacheco

The Board held a brief executive session prior to the meeting to discuss covenant language in Article XI, section 1 and Article VII, section 12 and to consider retaining independent legal services to advise on the matter.

The agenda was approved as presented.

The decision to enter an executive session was ratified

1. Rental committee

The Board discussed the apparent or potential conflict between Article VII, Sections 3 and 17. The Board agreed that it was necessary to get the facts straight and to review the records. The Board felt that it might be wise to also obtain legal advice concerning this question.

2. Covenant interpretation on combining lots

The Board then discussed the problem created by the conflicting versions of language in article VII, section 12. The board discussed the information provided by attorney Mark Richmond on behalf of a lot owner who owned both portions of a subdivided lot, arguing that combination of adjoining lots was permissive not mandatory. It was agreed that an outside attorney should be consulted concerning the proper interpretation of the covenants. Mark Nadeau stated that he believed that the documents reflecting covenant amendments had been given to Sue Blair and urged the board to obtain an independent title report to see if there are missing documents in order to determine why the language change from "may" to "must" had occurred. The Board agreed that it would be appropriate to consider hiring counsel.

3. Stable management

The Board discussed a request and recommendation from the Stable committee to extend the approval for the Rovick/Richmonds to keep a 2nd leased horse at the stable over the winter as a companion for their horse. After discussion the Board agreed to recommend to the Willow Brook Board that such an extension of the approval for a 2nd horse be favorably considered.

4. Other committee reports

Brief reports were given by John Drake and David Radlauer concerning the accomplishments of the Fire committee and the efforts that were being undertaken to obtain Forest Service approval to create a fire break in the Wilderness area. Jon Rovick and Patrick O' Flynn reported concerning the status of meadow irrigation and meadow management. David Radlauer provided a report concerning the status of Summit County short-term rental regulations. Jon Rovick reported on the status of current ARC actions and ongoing construction.

Because the time for the Willow Brook Metropolitan District meeting had arrived the Board adjourned.