

Minutes (2)

Ruby Ranch Owners Association

Board of Directors Regular meeting

February 18, 2022

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

Owners present: Kathy and Dave Wingate, Ron Hatton, Mike Meyers, Randy Lewis, Laura Tuck, Chris Anderson, Becky Tomasek,

Others present: Marcos Pacheco, Patrick O'Flynn

The meeting was called to order at 4:00 PM and a quorum was present.

The agenda was approved as submitted

1. Fire committee:

John Drake reported on the effort to get approval for the fuel reduction program in the Wilderness. He reported that Sen. Bennet is supportive as is Secretary of Agriculture Vilsack. John discussed the difficulties in getting the cost of the work included in the Forest Service budget and discussed the options that exist to find funding, both through the County and through the Forest Service. He pointed out that it is very likely that Ruby Ranch will have to raise funds for at least a portion of the work. He discussed the fact that there are still 3 lots (1, 2, 25) that are loaded with dead trees and will need to be dealt with. John discussed the need for additional signage along the roads to allow for a better organized fire evacuation plan. John discussed the ability to obtain discounts on insurance for the Ranch homes if this work were done and John discussed the efforts of Lisa Lewis to obtain FireWise community status for the Ranch.

2. Rental committee

David Robbins and David Radlauer discussed ongoing issues related to the development of additional rules or policies for the Ranch designed to manage the short-term rental business on the Ranch. David Radlauer also discussed the status of the Summit County STR regulations and he reported on the number of homes currently licensed with the County.

3. Covenant review

David Robbins discussed the status of hiring an attorney to do the covenant review that the Board had authorized at the January meeting.

4. Stable committee

Jon Rovick reported that the committee is rewriting the horse boarding agreement but he indicated that they are struggling with owner interest in the use of the stable and that the committee thought there would be increased use if boarding, with lot owner sponsorship, was allowed in order to allow outside horse boarding under the responsibility of an owner. A question was asked what the number of horses

were contemplated to be. There was a discussion of the policy in light of the Metro District's legal position that there could not be commercial use of the stable. The Board agreed to convey these discussions along to the Willow Brook board.

The agenda concluded and the meeting then adjourned