

Minutes (3)

Ruby Ranch Owners Association

Board of Directors special meeting

March 17, 2022

Board present: John Drake, David Radlauer, Jon Rovick, David Robbins

Owners present: Dave and Kathy Wingate, Des Hague, John Longhill, Michael Good, Deb Myers, Becky Tomasek, Laura Tuck, Peter Rietz, Joey Kraft, Mike Meyers, EJ Olbright

Others present: Patrick O'Flynn

The agenda was approved as submitted

1. Rental committee

The Rental committee made its presentation to the Board including recommendations for rental rules enforcement of rules and related matters. John Drake thought that the information should include a page that described the County process as well and John Longhill thought that made sense. After further discussion of the committee's recommendations Jon Rovick made a motion that the RROA should request a proposal from the Rental committee to phase out all short-term rentals. The motion died for lack of the second. Robbins requested that the rules being proposed by the committee be made consistent with the new County rules and since the rental rules had been revised and re-adopted in 2020 he thought that the Board should wait until the new changes to the County rules are available so that they could be incorporated. There was then discussion about how to determine when a short-term rental became a commercial business and the need to obtain a legal opinion on that topic was addressed. There was then extensive discussion about the potential for undertaking a new owner survey to determine the attitudes of the owners on the Ranch. Jon Rovick suggested that the concept of short-term rentals might be now exceeding its usefulness. EJ Olbright expressed his concerns with the entire home rental process and expressed concerns that the views of the people on the ranch who oppose short-term rentals were not being considered. John Longhill suggested that the major difference between competing versions of the rules was whether or not the limit on the number of days that rental could occur should be 180 or 135. Peter Rietz suggested that he agreed with Jon and EJ. There was then significant discussion about how to enforce the Ranch rental rules and it was agreed that asking the ranch manager to undertake that task was not a good idea. The discussion then focused on whether or not to instruct owners to call the County hotline if there were concerns about a particular STR or if the call should be made to the sheriff. The discussion concluded with agreement that legal counsel would be sought and that efforts would be made to inform the rest of the ranch community concerning the rental rules controversy.

2. Stable committee

After a general discussion about the revised policies for the stable by the Stable committee the Board agreed that it should be taken before the Willow Brook Metropolitan district Board, which manages the stable. John Drake indicated that he felt the committee had done a good job of balancing the interests

of the ranch community and it would mean there were more horses on the ranch, which he favored. The board voted unanimously to forward the Stable committee recommendation to the district board.

3. Fire committee

There was a lengthy discussion concerning the status of the hazardous fuel reduction project in the Wilderness area, the status of the funding for the project and the ways in which the Ranch community was moving the project forward. Everyone at the meeting was enthusiastic with the progress being made and expressed appreciation to EJ, John, David, and Lisa for all they had done.

4. Architectural Review committee

John Longhill and Jon Rovick provided a brief report concerning construction activities on the Ranch.

5. Other business

EJ suggested that there might be a memento for Mark Nadeau as thanks for his service on the Board. There being no further business to discuss the meeting adjourned.