

**Ruby Ranch Owners Association**  
**NOTICE OF ANNUAL MEETING**

Please take notice that the annual meeting of the Ruby Ranch Owners Association will be held at the Silverthorne Town Hall, Silverthorne, commencing at 8:30 in the morning on Saturday, September 7, 2013. The agenda for the meeting is attached hereto. Please plan to attend. Also, please note that it will be at the Town Hall, NOT the Library.

If you cannot attend this meeting, there is attached hereto a proxy form that may be utilized to appoint another owner on Ruby Ranch to serve as your proxy at the meeting. You may appoint any other owner who will be present at the meeting to serve as your proxy, but we would appreciate it if you would return the proxy form designating that individual to the Board of Directors in care of David W. Robbins, President, 1441 - 18th Street, #100, Denver, CO 80202. REMEMBER TO SEND YOUR PROXY IF YOU CANNOT ATTEND THE MEETING!

PLEASE return your proxy to Mr. Robbins by mail or e-mail to [raemacias@hillandrobbsins.com](mailto:raemacias@hillandrobbsins.com), or FAX (303.296.2388) by COB September 6, 2013.

Thank you.

This notice is provided pursuant to the provisions of the Ruby Ranch Covenants, Art. IV, Section 4. We look forward to seeing you at the meeting.

DATED: August 16, 2013.

PROXY

**Annual Meeting  
of the Ruby Ranch Owners Association**

September 7, 2013

INSTRUCTIONS: Please fill in the lot number, the owner's name and the name of the person being given this proxy who must be a current Ruby Ranch property owner who will be attending the meeting. Then sign the proxy and return the completed proxy to Mr. Robbins by mail, fax – 303.296.2388, or e-mail – raemacias@hillandrobbs.com:

David W. Robbins  
Ruby Ranch Owners Association  
c/o Hill & Robbins, P.C.  
1441 - 18th St., Ste. 100  
Denver, CO 80202-1256  
303.296.8100  
303.296.2388 – Fax

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I/we, \_\_\_\_\_,  
(Lot Owner Name(s))

being the record owner(s) of Lot No(s). \_\_\_\_\_, Ruby Ranch, hereby  
designate \_\_\_\_\_ as my/our proxy for  
(Name of Proxy)

the 2013 Annual Meeting of the Ruby Ranch Owners Association to cast any  
required ballots on matters to come before the Association at such meeting.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

## RUBY RANCH OWNERS ASSOCIATION

2013 ANNUAL MEETING  
Saturday, September 7, 2013  
8:30 a.m. at the Silverthorne Town Hall

### AGENDA

- I. Call to Order and Welcome
- II. Introductions and Determination of Quorum
- III. Approval of the Agenda
- IV. Consideration and Approval of Minutes
  - A. Approval of Minutes of Owners 2012 Annual Meeting (attached)
  - B. Acknowledgement of minutes of 2012/13 Board Meetings (attached)
- V. Report on Association Finances (attached) – (David Robbins)
- VI. Forest Health and Fire Mitigation – (Pat Tormey and Doug Tormey)
- VII. Control of Noxious Weeds – (Pat Tormey and Susanne Muller)
- VIII. Animal Control (David Robbins)
- IX. Report from the Willow Brook Metropolitan District – (Don Samuels, District President, Sue Blair, Manager)
  - A. Report on Dumpsters and Recycling (Don Samuels and Jeannie Severson of Waste Management)
  - B. Financial Report, including status of budget and Capitol improvements (Don Samuels and Sue Blair)
  - C. Report on water system maintenance and use – (Don Samuels, Sue Blair and Eric Kircher) – Including report on system improvement project on Filing No. 1
  - D. Report on stable management – (Lynda Kull, Don Samuels, and Glenn Morse, Stable Manager)
  - E. Report on road maintenance and entry gate operations – (Don Samuels and Eric Kircher, District Maintenance Supervisor)
  - F. Report on irrigation operations and hay contract operations – (Don Samuels and Lynda Kull)

- G. Questions and comments
- X. Report from Architectural Review Committee – (John Longhill, Chair)
- XI. Report from Security Committee
- XII. Report from Committee on Rental Policy – (Don Samuels and David Robbins)
- XIII. Old business
- XIV. New business
  - A. A Thank You to the Tormeys.
- XV. Board Election
  - A. Election of one Association Board member for a full term for the seat held by Holly Adnan (who had been elected to complete the term of Marina Larson);
  - B. Election of one Association Board member for two years to complete the term of Doug Tormey who has resigned as of 9/7/13 – (Roger Haston, Chair, Nominations Committee)
- XVI. Adjournment

**Note:** Jon and Becky Rovick will host the annual Ranch party at their home on Lot 24, commencing at 12:00 noon. It is a pot luck so please call or e-mail Jon at [Rovick@Colorado.net](mailto:Rovick@Colorado.net), (303) 425-8420, to let them know what you will bring.

**MINUTES  
2012 ANNUAL MEETING  
RUBY RANCH OWNER'S ASSOCIATION**

The annual meeting of the Ruby Ranch Owners Association ("Association") was held at the Silverthorne Library, Center Circle, Silverthorne, Colorado, on Saturday, September 8, 2012, commencing at 8:50 a.m. The meeting was chaired by David W. Robbins, President of the Board of Directors of the Association.

**I. Call to Order and Welcome**

President Robbins called the meeting to order and welcomed everyone present. He thanked everyone for their willingness to participate.

**II. Introductions and Determination of a Quorum**

President Robbins introduced himself. He announced that there was a quorum present with 27 votes present in person and 35 votes present by proxy for a total of 62 votes out of a possible 108 votes. There were a total of 46 votes absent without proxy.

The President declared that in accordance with Article IV, Section 4, of the Ruby Ranch Covenants a quorum was present.

Mr. Robbins then asked the members of the Board of Directors of the Ruby Ranch Owners Association and the members of the Willow Brook Metropolitan District Board of Directors to introduce themselves, which they did. President Robbins then asked all of the owners present to introduce themselves and indicate their lot number. President Robbins welcomed the Barringtons who are new owners having recently purchased the Farinholt property, Lot 7.

**III. Approval of the Agenda**

President Robbins asked for any changes to the agenda and Linda Kull requested that Agenda item IX-E, Irrigation Operations be moved up on the agenda to allow Rich Ahlquist to leave early to attend his son's first football game. President Robbins then asked if there was any objection to that change in the agenda and hearing none requested that the members present approve the agenda. A motion was made, duly seconded and passed by unanimous vote.

**IV. Report on Irrigation Operations and Hay Contract Operations**

President Robbins called on Rich Ahlquist. Rich reported that the lack of snow and rain through the winter, spring and early summer made water operations extremely difficult. He reported that there was not much water delivered in Filing 1 because of low stream flows and significant ditch losses. He reported that when it started to rain regularly in late July things picked up for the meadows and some water was delivered. He reported that the Ruth Ditch had been running fine and that there seemed to be adequate water for use on the Filing 2 irrigated pastures served by the Ruth Ditch. He reported that there was also water getting to lower Tract

K after Glenn Morris, the stable manager, cleaned the Ruby Ditch. There was substantial discussion among the Board members and the audience about the status of the Buffalo Ditch, which is used on the old Smith Meadows, now owned by Silverthorne. Don Samuels reported that Silverthorne no longer wanted to allow the ditch to be diverted onto their property and that it continued to wash out on the hillside above lower Tract K. There was some discussion about the reason for the land slump, as well as the wet conditions existing on the south side of lower Tract K. Don Samuels will try to pull a drain ditch below the Buffalo and the seeping area to drain the water away before it reaches the hay meadow.

Finally there was extended discussion about the need for significant maintenance work on the Sawmill Ditch in the Wilderness Area and there were numerous places where ditch stability was becoming a concern. President Robbins and the members present thanked Rich for his work on the irrigation system.

Lynda Kull and Don Samuels explained that the hay production this year had been down substantially because of the lack of water supply. There was discussion about the current state of the hay market, the very high prices being charged for hay and the stress that it place both upon the Ranch owners with horses, as well as on the barn budget.

## **V. Consideration and Approval of Minutes of the Prior Year's Meetings**

### **A. Owners 2011 Annual Meeting**

President Robbins explained that the minutes from the 2011 annual meeting had been submitted to the membership with the notice of the meeting. He called for any correction, comments or discussion. None was offered and a motion was made, duly seconded and passed unanimously to adopt the 2011 draft annual minutes as the final minutes of the meeting.

### **B. Acknowledgement of the Minutes of the Board of Directors Meetings**

President Robbins explained that the minutes of the Association Board of Directors meetings during the previous year (October 2011-August 2012) had also been distributed with the notice of the meeting. He explained that the Colorado law required that the Owners acknowledge receipt of those minutes. Upon motion made and duly seconded, the Board minutes were duly acknowledged.

## **VI. Report of Association Finances**

President Robbins stated that the report of Association finances had been distributed along with the notice of the meeting. He asked if there were any questions about the financial report. Hearing none, President Robbins asked that the financial report be acknowledged. A motion was made, duly seconded and passed unanimously acknowledging the financial report.

## **VII. Forest Health and Fire Mitigation**

President Robbins called on Doug Tormey and Pat Tormey to give a report. Doug reported first. Doug indicated that for the past two decades the Ranch had been engaged in an effort to thin the lodge pole pine stands on the Ranch to reduce the fire danger. He reported that

significant progress has been made and that there are now significant fire breaks at various locations on the Ranch resulting from both the thinning activities and the removal of all of the dead lodge pole that have been killed by the beetles in recent years. He reported that Tract E will be treated to remove the dead trees next year.

Doug then reported that 10 individual lot owners had removed all of the dead and dying trees on their lots as well. Despite these efforts Doug reported that the fire risk was still very high, partly because of the extremely dry conditions but most definitely because of the Ranch's proximity to the Wilderness Area, which is absolutely loaded with dead trees and would create a very explosive and dangerous fire condition. Doug reminded everyone that the website has links to all of the fire safety information. He discussed the two alternate escape routes from the Ranch, which are extended Pearl Road across Willow Creek into the Wilderrest subdivision and the driveway past the old Spencer house on Lot 7, down the steep hill into Silverthorne. There was some discussion about the gate codes and circumstances when use of one or the other of those exits was appropriate. President Robbins thanked Doug for his report. He mentioned to everyone present that at the close of this fire season it would be appropriate to make certain that everyone's insurance policies on their respective homes were up to date. Several members present pointed out that one of the problems that was being experienced in the Colorado Springs fire area was the way in which insurance companies were pricing homes and paying out on losses. He also reminded everyone how dangerous the National Forest was becoming because the beetle kill trees had been dead long enough that their root structure was beginning to rot away making them very prone to blow over without warning.

President Robbins then called on Pat Tormey to discuss the lessons being learned about fire behavior and how we can best react defensively. Pat discussed the science of wildfire and discussed the difference between contact and radiant ignition. She pointed out that many homes actually caught fire from the intense infrared radiation caused by the burning fire and many more ignited after the fire had passed because embers were swept into flammable spaces through roof vents, under decks or similar locations where subsequent breezes fan the embers into flame. She discussed the need to insure that all vents were properly screened, crawl spaces were screened and flammable materials were not stored under decks. She explained that by and large the Ranch was doing very well, both in terms of having defensible space around most homes and the way in which owners were modifying the homes to be more fire safe. She made the point that wooden shake shingle roofs are highly flammable, but almost all the homes on the Ranch have either asphalt shingles or metal roofs, which have a very low chance of combusting.

Pat discussed how fires move and explained that a wind-driven crown fire actually is only burning through your lot or over your home for approximately 60 seconds. The greatest risk from fires of that sort are the "fire storm" that they create; swirling, burning embers, branches, pine cones and sparks into the air in great quantities and blowing them for great distances. She pointed out that these embers can then pile up against houses and result in ignition well after the fire passes.

Pat also pointed out that ground fire can be as dangerous as a crown fire and that sagebrush and dry grass are highly flammable and burn very quickly and hot so it is important for everyone, including people who live out of direct contact with the forest to keep a defensive area cleared around their home. President Robbins also pointed out that the intense infrared

energy from a large forest fire can carry hundreds and hundreds of feet in front of the actual fire and that the infrared energy can literally penetrate through a window and heat up materials inside a house causing them to spontaneously combust. He pointed out that the ignition temperature for dry paper is only about 480-500°. He suggested that one solution to improve the fire protection of the house is to get reflective window coverings to put up during the fire season so that the infrared energy cannot penetrate into the home.

Pat pointed out that if the Wilderness Area were to burn it would be a potentially devastating fire that would be extremely difficult for the fire managers to handle and certainly far beyond the ability of any individual homeowners to stand and protect their home. She stated emphatically that if a fire were to start on the Gore Range you should promptly evacuate to a safe evacuation point designated by the authorities. She emphasized that you should have your "to go" list and your important valuable and papers in a single place where they can be easily grabbed if evacuation is necessary. She pointed out that with the panic generated by a wildfire, it was no time to try to think about what you should be taking with you. She also pointed out that if you don't evacuate early you become a problem for the firefighters because you are trying to come out the very roads they are trying to use to get in and protect your home. She again reiterated the three access points and discussed the code for the locks on each of the alternate access gates. She emphasized that all families should have a plan so that they know beforehand where they will meet and she emphasized the necessity of keeping your contact information up to date on the Ranch phone tree so that if you are not listening to the news one of your neighbors will call the appropriate number to warn you.

Pat, Marina Larson and others discussed animal evacuation and the need to plan to evacuate early so you have time to find your small animals, but if they are not able to be found, it is more important to protect human life. Marina discussed the fact that the County had a large-animal evacuation plan and under a worse-case scenario we should take the horses to the middle of the irrigated meadows. There was additional discussion and questions before President Robbins thanked Pat, joined by the owners present, for all of her efforts in bringing fire safety to the Ranch.

### **VIII. Control of Noxious Weeds**

Pat Tormey and Susanne Muller led the discussion. They reported that the Ranch had been doing an exceptional job the last several years in eradicating the noxious weeds. Pat had brought examples of several of the noxious weeds, including false chamomile (cutleaf daisy) and oxeye daisy. She explained the way in which these plants propagate and the proper means to control them. She emphasized that the most effective means is to allow a professional to spray them with a licensed herbicide that is stronger than the Round-up available at a store. There were several questions and discussions about the process and the weeds. Pat then reminded everyone that one of the most pernicious noxious weeds is the Russian thistle. It can only be sprayed because it grows through stollen (long tubers) and if you try to pull the thistle it simply stimulates new growth. She again reminded everyone that professional spraying is the best way to eliminate the thistle.

After questions, President Robbins thanked Pat and Susanne for their work.



## **IX. Animal Control**

President Robbins discussed the issues with wildlife. He reminded everyone that we live on the edge of a wilderness area and that our ability to eliminate the presence of predators was not terribly realistic. He reminded everyone that the Ranch has always been the home to coyotes and a foraging area for bear and mountain lions. He commented that as long as there is food we will continually see predator species coming onto, if not living on, the Ranch including natural foods such as young elk, deer, ground squirrels, rabbits and related small game, as well as domestic dogs and cats. Several members present commented on the need to confront coyotes and make them afraid of people because if that didn't occur they became emboldened and would be threatening to people. President Robbins then informed the members present that there were several coyotes that appeared threatening and that the Board of Directors had determined to grant a variance to the "no hunting" provision in the Covenants for Glenn Morris, a very experienced and knowledgeable hunter and outdoorsman to shoot any coyotes that he believed to be aggressive or a danger to the people on the Ranch. Glenn had agreed to do that. All of the members present were encouraged to harass coyotes whenever they saw them and ensure that they had a healthy fear of people.

It was also pointed out by members of the Board that keeping prey species close to houses by leaving food out for foxes or providing salt licks for deer and elk merely encourages the predators to remain close to people.

Finally, President Robbins reminded everyone that the government had run a professional trapping and hunting service from the late 1800s until the mid-1900s which had been very successful in effectively eliminating the grizzly bear and the wolf from every place in the lower 48 states except the national parks but that despite shooting, poisoning and trapping the coyotes, they had never been able to significantly reduce or eliminate their population. He encouraged everyone to be respectful of their neighbors and to be certain to report any aggressive coyote to Glenn so that he could act appropriately.

## **X. Report from the Willow Brook Metropolitan District**

President Robbins called on Don Samuels, the President of the Willow Brook Metropolitan District, and Sue Blair, the District Manager, to give the District report.

### **A. Financial Report**

Sue and Don reported on the District finances. They reported that the District would endeavor to maintain an operating budget for the District that was similar to the budget that has been in place the last several years. Because of the significant devaluation in Ranch property this will result in an increase in the mills per assessed dollar that the District will collect. This is permitted because the District electorate voted to permit annual increases in the District assessments sufficient to permit a consistent budget. They reported that the tax rate for the General Fund will be increased from 31.526 mills to 34.079 for the 2012 taxes to be collected in 2013 and that the Capitol Fund tax rate will increase from 20.247 mills to 21.421 mills. Sue reported that the District's audit had been clean with no deficiencies noted. She reported that all of the District financials were available on the Ranch website for anyone who was interested.

There was then a discussion of the ongoing District water main replacement project. Sue introduced Joe Maglicic who is the District's civil engineer. Joe explained the 2012 replacement project and the steps that had been taken to ensure that all affected home owners had been pre-notified and would be subsequently notified as construction commenced. He estimated that construction would occur the last two weeks in September and would encompass the extension of the water line replacement from the junction of Ruby and Topaz Roads, north along Ruby Road to approximately the access drive leading to Lots 19, 20 and 27. He explained that RKR would be the contractor and that there had been agreement to always leave one traffic lane available on the road during construction. He asked for cooperation from the owners because there would be heavy equipment along the road as well as piles of dirt and open excavations as the construction commenced. Joe, Sue and Don asked that any owner who had any comments or concern to contact Sue and/or Joe so that they could promptly deal with those concerns. Joe handed out a stack of his business cards so that everyone would have ready access to his contact information.

Don and Joe also reported to the owners that the bridge across South Willow Creek would be replaced with a bridge capable of withstanding high water and safe for all Ranch vehicles to use in the event of an emergency. The bridge will be designed to permit emergency vehicles to use it as well. Don reported that the old bridge had been rendered unusable by the very high water during the spring of 2011 and the Board of Directors had deemed it to be a public safety issue to spend the funds necessary to replace the bridge. The District's Engineer Joe Maglicic has designed the bridge. After several additional questions President Robbins thanked Don, Sue and Joe.

### **B. Report on Stable Management**

Lynda Kull and Don Samuels reported on the stable. Lynda apologized for Glenn Morris who had to be out of town on business and was unable to attend. She reported that the stable is now being operated by Glenn under contract with the Metro District. The contract permits Glenn to maintain horses at the stable and to conduct limited trail rides and pack trips out of the stable. She reported that the Stable Committee and the Board of Directors had looked at six options for running the stable and had reviewed all of the different stable operation scenarios that had occurred over the last 20 years. She reported that their agreement with Glenn requires him to manage the stable, assist in the irrigation on the north side of the Ranch, do routine fence maintenance within the Ranch meadows and pastures, and to provide preferential boarding opportunities to Ranch owners pursuant to the existing boarding policy. She informed the members present that the Stable Committee was very satisfied with Glenn's performance.

### **C. Report on Road Maintenance Operations**

President Robbins then called on Don, Lynda and Eric Kircher to give a report on road maintenance and entry gate operations. Lynda first asked the owners present to acknowledge the efforts of Bob and Marge Julian, John and Linda Drake and herself who got together and repainted the Ranch entry gate a more appropriate "ruby" red. Everyone present remarked on how nice the gate looked and thanked the owners who contributed the paint and the labor to make that improvement. They then went on to report that the electronics that operate the gate are antiquated and that replacement parts are not readily available. Don explained that the old

electronics make it very difficult to add or remove gate codes, to make changes to gate operations remotely and that the Board of Directors had concluded that a new electronic panel for the gate was required and that one would be installed. There were a number of questions asked and stories told of the gate's imperfect record and the need to make some improvements. Everyone present expressed appreciation for the efforts to make the gate a more functioning feature for the Ranch.

Eric reported that road maintenance has continued, as it had in past years, with an additional section of road receiving a new overlay of recycled asphalt. There was the perennial conversation about the desire to remove washboards from the road as frequently as possible and the existence of washboards being very dependent on the driving habits of the Ranch owners, their guests and contractors. Eric reported that last year's snow plow budget had been somewhat under because of the very mild winter and there was discussion on the rules for when he initiates plowing. He suggested that he generally plows whenever there has been a snowfall of anywhere from 2" to 4" but reminded everyone that the snow conditions on upper Emerald Road are significantly different (the snow is often deeper) than on the other roads on the Ranch.

#### **D. Report on Water System Maintenance and Use**

President Robbins then called on Eric Kircher and Don Samuels to discuss the water system maintenance and use.

Don pointed out that the system upgrade had already been discussed under the financial report. Eric discussed water usage on the Ranch. He highlighted the fact that the current use patterns result in Filing 2 using almost twice as much water per month as the residents on Filing 1. There was some discussion about the number of permanently occupied homes on each filing but everyone agreed that one of the problems was ongoing outside irrigation use. The directors present all pointed out that the rules of the District do not permit permanent outside irrigation use and appealed to the owners to respect the limitation that irrigation should only be undertaken during the first two years when plantings are being established but not on an ongoing or permanent basis. Eric pointed out that the District's wells do not produce enough water to sustain an irrigation supply and President Robbins pointed out that the water right decrees held by the Ranch which permit the use of water through the domestic system are specific in providing that the domestic system is not to be used for outside irrigation purposes. District Board President Samuels pointed out that absolutely no grass should be watered and that all of the trees and plantings need to be allowed to exist based upon natural moisture levels after they have been established. Eric pointed out that after the water main replacement project is completed there will be a far lower amount of system loss through small leaks and at that point in time it will be much easier to identify how water use is occurring. It was pointed out that the two wells that base load the system are working fine today but have very little flexibility and as the final homes on the Ranch are built, or more people become permanent residents, they will be stressed to handle the water supply needs of the community if outside irrigation continues. The Boards of the District and Association agreed that they would initiate e-mail and correspondence with the owners to remind them of these limitations. After several questions, President Robbins thanked Don, Sue, Lynda and Eric for their reports and their efforts on behalf of the Ranch residents. Because questions and comments had been made throughout the Metro District report, no further questions or comments were presented.

## **XI. Report from Architectural Review Committee**

David Robbins reported that the ARC Chairman and Metro District Director, John Longhill, had been required to leave the meeting a bit early and as a result had asked that he give the report on the status of the Architectural Review Committee. President Robbins reported that the Barrington home on Lot 7 was being expanded with an addition that had received architectural approval. He reported that the Hague home on Lot 42.A had an addition that was still under construction. He reported that the Higgins home on Lot 13 had been completed and that the Anderson home on Lot 49 had also been completed.

Finally, he reported that the Haston/Mullers on Lot 37, had requested and received permission to construct a wood fence along part of their property boundary.

## **XII. Report from the Security Committee**

President Robbins reported that outgoing Director Erika Karplus had not given him a Security Committee report but that he was unaware of any new or changed conditions insofar as Ranch security was concerned. He asked if anyone at the meeting was aware of any problems and none were raised.

## **XIII. Report on the Status of Local Area Development Plans**

In Director Karplus's absence, President Robbins reported that Xcel Energy had been on the Ranch to get views across the Valley toward its proposed substation location on the Ptarmigan Mountain side of the Blue River Valley. There was some discussion about Xcel's plans but the membership generally concurred that the Ptarmigan Mountain location was far preferable from the Ranch perspective and that a new substation was really essential if an uninterrupted power supply was viewed as important.

President Robbins pointed out that the new Catholic church was well on its way to completion along Highway 9, that the remaining frontage on Highway 9 was still for sale for commercial development. It was generally agreed that, while the Town of Silverthorne owned the remainder of Smith Meadow, the current economic climate was such that no immediate development plans were proposed or likely.

## **XIV. Report From the Committee on Rental Policy**

President Robbins called for a report on Rental Policy. He started the report by reminding everyone that the Rental Policy places a responsibility on each owner to check the website if there are concerns about any particular rental and determine whether or not there is a rental contract in place and if there is a designated contact person to call if concerns arise. He stated that the practice should not be to observe actions or activities that were contrary to the Ranch Covenants and Rental Policy and then simply report them at the next Board meeting. In fact, every Ranch owner should feel responsible to call the rental agent listed on the website and point out any potential violations of the policy. During the following discussion it was clear that the greatest concerns related to rentals that were to groups of people who were obviously not meeting the "single family" character required by the Covenants and whose parking habits and general behavior were disruptive to the neighbors. President Robbins reported that he had

written several letters over the year to owners where concerns had arisen and had always received a positive and cooperative response. He again encouraged everyone to check the Ranch website and be willing to call a rental agent or an owner if behaviors were observed that did not meet the provisions of the Rental Policy.

The discussion of consulting the website led to a more general discussion about the website. Anyone who has questions about the website or wants to add material to the website was encouraged to contact Roger Haston, who helps maintain the website for the Ranch. Roger pointed out that if you get on the website there is a "webmaster" button that you can click to gain access to help as well.

Everyone present thanked Roger for all of his efforts in creating and maintaining the Ranch website since he took over that task from Carl Oppedahl who had performed the same service for the Ranch for many years.

#### **XV. Old Business**

There was no old business.

#### **XVI. New Business**

President Robbins reported that John Longhill, who operates a charity based on opportunities to interact with horses, asked the Ranch to allow him to harvest and use any hay that had not been harvested by the Ranch's hay contractor, particularly on Tract A. After a very brief discussion, a motion was made, duly seconded, and passed unanimously to allow John to harvest any hay remaining this year.

#### **XVII. Election of Two Association Board Members**

President Robbins announced that the terms of Erika Karplus and Doug Tormey were up for election at this meeting. He explained that Doug had offered to stand for election for another term but that Erika had not sought to have her name included on the ballot.

He also announced that at the last Board of Directors meeting Marina Larson had tendered her resignation so it would be necessary to elect a total of three Board members. Two for terms of three years and one for a term of one year to fill out the remainder of Marina's term. President Robbins called on Roger Haston, the Chairman of the Nominations Committee. Roger reported that he had made calls and posted e-mail notices on the website seeking applicants for the three seats. He reported that only three people had volunteered to have their names placed in nomination. Doug Tormey had agreed to stand again for election. John Rovick had offered to stand for election for the three-year term and Holly Adnan had offered to serve the last year of Marina's term as a "trial" to see if she could balance the duties of Board membership with her other responsibilities. President Robbins called for any nominations from the floor. Hearing none, he called for a motion and second to elect the three to their respective terms by acclamation. A motion was made, duly seconded and passed unanimously. President Robbins thanked and congratulated the elected Board members. He then thanked Marina Larson for all of her efforts, the time and energy she had devoted to the Owners Association and told everyone present that he would be sure that an appropriate thank you was sent to Erika Karplus as well.

### **XVIII. Adjournment**

President Robbins then announced that he and Kristin would host the party after the Owners meeting and suggested that everyone assemble at the Robbins' house at 12:30.

There being no further business, President Robbins declared the 2012 annual meeting adjourned at 11:25 a.m.

**MINUTES**

**RUBY RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS**

**October 19, 2012**

No meeting was held due to a lack of quorum. President Robbins and Board Members Adnan, Tormey and Haston were all out of town. Board Member Rovick attended the Willow Brook Metropolitan District meeting. There was no separate business on the RROA agenda.

MINUTES

RUBY RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS

February 15, 2013

The regular bi-monthly meeting of the Ruby Ranch Owners Association Board of Directors was called to order by President David Robbins at 4:50 p.m. Present were President Robbins, Doug Tormey, Holly Adnan and John Rovick. Absent and excused was member Roger Haston. Also present were owners Don Samuels and John Longhill.

The first order of business to come before the Board was discussion of Board Member Haston's excuse for not attending the meeting. The Board was of the unanimous view that it was highly irregular to miss a Board meeting simply because a member was deep in Patagonia. The minutes should reflect that the Board's perspective was "a month in the jungle...jeesh!"

The second order of business was to verify the discussion and decision that had been made at the Willow Brook Metropolitan District meeting immediately preceding, which was to permit John Longhill to hay whatever portion of Tract A was usable for him in order to contribute to his charitable organization. John had reported that the hay off Tract A had been very helpful to him and to his organization. The Board affirmed its earlier decisions to permit John to hay Tract A.

The third order of business was to confirm the decision made at the Willow Brook Metropolitan District Board meeting to permit the Goods to utilize a total of 118 feet of the meadow located on their lot, if required, for grazing their horses during the coming season.



A fourth order of business was to discuss the several encounters that Ranch owners have had with two large black dogs that have been running on the road, other lots and acting aggressively towards people whether they were alone or walking their dogs. The Board unanimously approved a letter to be sent to the dogs' owner requesting that compliance with the Covenants occur with regard to the dogs, including the requirement that they be kept on the owner's lot and not allowed to run free.

There being no other business to come before the Board, the Board meeting adjourned at 5:15 p.m.

MINUTES

RUBY RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS

April 19, 2013

The regularly scheduled meeting of the Ruby Ranch Owners Association Board of Directors was convened at 4:50 p.m. Present in person were President David Robbins and Roger Haston. Present by telephone was Holly Adnan. Absent and excused were John Rovick and Doug Tormey who were both out of town. A quorum being present, President Robbins called the meeting to order. Because several issues of combined interest to both the Owners Association and the Willow Brook Metropolitan District were discussed at the preceding Metropolitan District Board, they will be reflected in the Metropolitan District Board minutes.

President Robbins discussed the request by the Fosters, the new owners of Combined Lot 27/28 to stable six horses on their lot for a portion of the summer. The matter was discussed and it was agreed that President Robbins would write the Fosters a letter agreeing to their plans and specifying the Covenant limitations and requirements concerning the stabling of horses on private lots.

Letters to homeowners on Covenant issues were discussed and President Robbins was directed to make modifications to the letters to reflect additional information and to send them out on behalf of the Owners Association. The Ruby Ranch website was discussed and Roger agreed to make the revisions to the code that he thought were appropriate and to begin coordinating with David's secretary, Rae Macias, in order to allow her to be the content manager so that the website could be easily updated when Roger was busy.

There being no other business to come before the Board, the Board meeting was adjourned.

**MINUTES**

**RUBY RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS**

**June 19, 2013**

Board Members Jon Rovick and Doug Tormey were present. President Robbins and Board Members Adnan and Haston were absent and out of town. A quorum was not present but Members Rovick and Tormey participated in the Willow Brook Metropolitan District meeting. A request was made to include Jeannie Severson of Waste Management on the agenda of the Annual Meeting to discuss recycling.

There was discussion of the status of a request from Jon Anderson to build a new septic system/leach field on the common space east of Lot 6. The property is owned by the Willow Brook Metropolitan District which must authorize the construction.

**DRAFT**

**MINUTES**

**RUBY RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS**

**August 16, 2013**

Minutes will be available to pick-up at the Annual Meeting.

## RUBY RANCH OWNERS ASSOCIATION

### 2013 Financial Report

Beginning Bank Balance as of 2012 Annual Meeting  
on 9/8/12, including Construction Deposits: **\$24,064.74**

**Checks written:**

- Iliff (Check #1071) (construction deposit return)	\$5,000.00
- Town of Silverthorne (Check #1072) (meeting room rental (\$50) and deposit (\$60))	\$110.00
- Higgins (Check #1073) (construction deposit return)	\$5,000.00

**Deposits:**

- Barrington (construction deposit) (9/22/12)	\$5,000.00
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Ending Balance as of 2013 Annual Meeting  
on 9/7/13, including 2 Construction Deposits of \$5,000 each. **\$18,954.74**

Actual Cash on hand on 9/7/13 **\$8,954.74**

*[Signed original on file]*

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David W. Robbins  
President

**Ruby Ranch Board Member Terms - 3 years**

Last	Next
2012 Rovick	2015
2012 Tormey	2015
2010 Adnan	2013
2011 Robbins	2014
2011 Haston	2014