

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS SPECIAL MEETING  
MEETING MINUTES—APPROVED  
August 16, 2006 at 12:00 p.m.  
Snow King Center**

**IN ATTENDANCE:**

**DIRECTORS:** Vernon Martin, Kip MacMillan, Jim Huspek, and Chuck Rhea Absent: Joe Greene

**STAFF:** Chuck McCleary

**OTHER:** The HOA Attorney, Paul D'Amours, of Hess, Carlman, and D'Amours

**PURPOSE AND LOCATION OF MEETING:** The purpose of this special meeting was to consider the letter addressed to Kip MacMillan from Charlie Ross dated August 2, 2006, (Charlie Ross letter) in which he provided a summary of the events leading to the letter regarding his proposed usage of Lot 332. Kip had suggested the location as Snow King Center where the issues were considered over lunch.

**CALL TO ORDER:** Chuck Rhea, President, called the meeting to order at 12:05 p.m.

**CORRAL AND STABLES LOT (332):** The attendees were presented with copies of the Charlie Ross letter. Three site plan drawings designated A0.1, A0.2, and A0.3 accompanied his letter. Plan A0.1 and A0.2 are master plans for the future while A0.3 is the plan being presented for consideration at this time. The letter indicated that the Design Committee had seen and conceptually approved all three plans with a preference for A0.2 over A0.1. His letter requested that the HOA Board of Directors (begin quote)

1. Review, approve (sic) or deny the staging of the stable building
2. Prepare, review (sic) and record the 60 ft (sic) non exclusive (sic) easement on the ranch road north of lot 332 and a 60 ft (sic) exclusive easement from the ranch road to my property line as depicted in the site plan. (end of quote)

In order to formally discuss the issue, Kip moved to approve the usage of Lot 332 as depicted in Hands on Design Drawing A0.3, dated 7/21/06. Jim seconded. While the depicted usage appears to be consistent with the lot usage described in the Association's Covenants, Chuck R. presented a list of stipulations he suggested that the Board add as conditions to any approval and the remainder of the meeting was spent in addressing these and other conditions accompanying approval.

The HOA Attorney was directed to prepare a formal approval response to the Charlie Ross letter with the list of conditions to approval that had been agreed to by the Directors. The consensus was to suspend further discussion on the issue until another special Board of Directors Meeting to be held on Tuesday, August 22, 2006, at the Rafter J Office, when the attorney's draft response would be presented.

Prior to adjournment, Kip moved to have the HOA pay for lunch. Vern seconded. All were in favor.

**ADJOURNMENT:** Chuck R. adjourned the meeting by consensus at 1:25 p.m.