

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS SPECIAL MEETING  
MEETING MINUTES—APPROVED  
August 22, 2006 at 6:00 p.m.  
Rafter J Office**

**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 OF MEETING:** This special meeting is a continuation of the meeting held on August 16. 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. The August 16 meeting was suspended until this meeting to allow the HOA Attorney to formally prepare a response the Charlie Ross letter that incorporated the stipulations discussed in the previous meeting.

**CALL TO ORDER:** Chuck Rhea, President, called the meeting to order at 6:03 p.m.

**CORRAL AND STABLES LOT (332):** The attendees were presented with copies of the letter of response drafted by the HOA Attorney which was discussed. Vern related a telephone conversation about the issue with Joe Greene who was absent from the first special meeting as well as this one. Several stipulations were discussed in detail and reworded.

The Board was reminded that since the meeting was a continuation of the previous meeting, there was already a seconded motion on the table to approve the A0.3 plan as described in the previous meeting's minutes. After discussion was complete, the question was called and a vote taken. All were in favor. The HOA Attorney completed the discussed revisions, printed it, and presented it to the Board President who signed it.

**ADJOURNMENT:** Chuck R. adjourned the meeting by consensus at 6:38 p.m.