

Minutes
Buckhorn Ranch Board of Directors Work Session
November 24, 2006, 1:00 p.m.
At EagleBrooke Realty office

Board members in attendance: Grant Bremer (Pres), Ross Tunkey (Secretary), and Janet Wiesner.

Board members absent: Fran Guy (VP), Dick Landy and Peter Nichols.

Janet has gotten a quote for general liability insurance for 2B: pro-rated for 8 months it is \$11.12 per lot. Janet is going to sign 2B up on the policy.

Buckhorn Ranch Owners Association now has P.O. Box 3501.

Grant Bremer agrees to act a Treasurer pro-tem. We will discuss this as a Board on 12/5/06.

Two accounts are set up at Bank of the West, one for 1/2A, one for 2B. The bank is willing to do a weekly direct deposit of incoming dues for the association every Friday at \$8.00 per Friday. We will see how this works for this upcoming dues collection.

We need to figure what % of general bills should go to 1/2A v. 2B. It is currently 25% to 1/2A and 75% to 2B. We will stick with that for now.

The budget needs to be revised to include newly incurred expenses such as attorney, insurance, and whatever else.

Dues are to be mailed out no later than December 20, 2006. Mail-out should include a Board letter to members, discuss dues going up, revised minutes, envelope for remittal, list of all BOD meetings since August HOA meeting.

Janet will prepare invoices for 1/2A and 2B.

Sheri Moyer can help with the county's most recent list of owners/property #, addresses.

It needs to be determined what developer lots Dick is paying dues on.

Also, the Board needs to determine what lots in general should be paying dues, i.e. lots w/ gas/water/sewer? Or lots that are serviced by maintained road? What is the qualification?

The Board is to have a holiday season party at Wiesner's sometime between Christmas and New Years.

The next BOD meeting is scheduled for Dec. 5, 2006 at Guy-Icon, 6 p.m.

Meeting adjourned at 3:01 p.m.

These minutes have been prepared by Ross Tunkey, Secretary.