

Minutes  
of Buckhorn Ranch Board of Directors Meeting  
Wednesday, September 13, 2006  
Located at Janet Wiesner's home at Buckhorn Ranch

Board Members in attendance: Fran Guy, Pete Nichols, Dick Landy, Grant Bremmer, Janet Wiesner, Ross Tunkey.

Absent: Ben Somrak - Fran Guy held proxy.

The meeting was called to order at 6:44 pm.

Question was posed: Do DRB members have to be on the Board of Directors? A definitive answer was not reached. It was reiterated that members of the DRB can not vote on plans for their own projects at Buckhorn Ranch.

The Board reviewed and approved the revised minutes from the August 12, 2006 Annual Homeowner's Meeting Minutes. These revised and approved minutes with cover letter are to be mailed to all Homeowners.

Dick Landy is to type a clarification of the current water and sewer tap structure at Buckhorn Ranch, also to be included with the revised minutes.

The Board agrees that the Board is to review and approve minutes of future Homeowner's Meetings before the minutes are distributed to Homeowners.

Discussion of the financial structure at Buckhorn:  
Filing 1 and 2A are separate from 2B

Question was raised: What is the utility expenditure on the 1/2A financial statement.

Question was raised: When will the separate budgets for 1/2A and 2B be merged into one? The answer from Dick is that the accounts will become one once all the roads are chip sealed.

Snowplowing: Grant has spoken with several contractors. Steve Warren seems like a good candidate. Grant will request a bid from him

Buckhorn needs poles placed around the development at key points so this winter's plow drivers do not damage things buried under snow.

Janet proposed a Homeowners Christmas party this year. Her house was suggested as the venue.

The date for the 2007 Annual Homeowner's Meeting is scheduled for July 28. Ross is to reserve the venue (probably the Pump Room) and mail the meeting notice to Homeowners.

Dick Landy was asked if all future buildings from the developer (Dick) will be built to meet DRB standards. Dick answered Yes.

**Stallion Park:**

The board asked itself what it wants to do regarding the recent issues raised over Stallion Park. Fran made a motion for the Board to hire an attorney to help the Board determine its position, legally, relating to these recent issues and developments. Pete seconded the motion. Vote 5 for, None opposed (Dick Landy abstained). After some discussion, Fran agreed to contact Attorney Landwehr.

Dick suggested that it would be good to have a member of the Buckhorn Ranch BOD also be on the Board of the East River Water Sanitation.

The next Board Meeting was scheduled for Wednesday, October 4, 6:30 p.m., at Grant Bremmer's home at 55 Coyote Ridge, Buckhorn Ranch.

Meeting Adjourned 9:55 p.m.