

Minutes
Of Buckhorn Ranch Board of Director's Meeting
Tuesday, September 26, 2006
Located at the EagleBrooke Realty office, 319 Elk Ave.

All Board Members were in Attendance: Grant Bremer, Ross Tunkey, Fran Guy, Peter Nichols, Ben Somrak, Dick Landy, and Janet Wiesner (on speaker phone).

Design Review Board Members in Attendance: Mike Higgins, Ben Somrak, Fran Guy, Sam Walsh.

Absent: Eric Klemme.

The meeting was called to order at 6:16 p.m.

- The issue was raised whether Grant Bremer's being installed as President of the Board of Directors (BOD) was within the Covenants and By-Laws of Buckhorn Ranch. Upon review of the governing documents, the Board was satisfied that the process was within regulation.
- Fran Guy made the motion for Dick Landy to step down from the BOD until the current issues surrounding Stallion Park have been resolved.
 - Ben Somrak seconded the motion. Discussion: Janet Wiesner proposed Dick step down at least for this meeting.
 - Grant Bremer said that since the BOD would not be voting on Stallion Park-related issues today, there is no reason for Dick to step down at this point.
 - Mike Dawson, attorney for Dick Landy, reminded the BOD that, according to governing docs, a BOD member can be voted off by the Association, or voluntarily resign, but can not be forced off by the BOD.
 - The issue was tabled. Dick remained in his position as member of BOD throughout the meeting.
- As per the agenda of the meeting Justin Feder and Dick Landy, the builders of Stallion Park, gave their presentation of the project to the BOD and Design Review Board (DRB).
- Mike Dawson, attorney for Dick Landy, gave his interpretation of the Stallion Park situation.
- Peter Bogardus, present as attorney for Mike Higgins, gave his interpretation of the Stallion Park situation.
- There was open discussion between homeowners, Board and DRB members, attorneys and general public regarding Stallion Park.

Other business:

- Grant made motion to have Ellen, Dick's Daughter, relinquish her position as bookkeeper for the 2b-side of Buckhorn.
 - Fran seconded the motion.
 - Board approved unanimously.
 - It was decided that for now Amy Higgins is to handle accounts for all of Buckhorn Ranch.

- It was mentioned that the front gate's irrigation system needs to get blown out before winter.

- Dick mentioned that the magnesium-chloride treatment on the roads this summer cost the Association \$9,000.

- The BOD will be meeting with their attorney on Monday 10/2.

- Sally Hall requested stop signs in two locations. 1) where N. Avion meets the county road and 2) where S. Avion meets the county road (both at the front entrance).

- Grant made the motion to place stop signs accordingly.
 - Ross seconded the motion.
 - BOD approved unanimously.

- Discussion of speed limit at Buckhorn:
 - Grant made the motion for 25 m.p.h. speed limit.
 - _____??? Seconded the motion.
 - BOD voted 6-1; motion carried.

- Discussion on signage for road signs; all signage is to be reviewed and approved by the DRB.

- Grant made motion to make all signage of HDU (high density urythane).
 - Peter seconded the motion.
 - BOD approved unanimously.

- Dick confirmed that roads will be properly repacked and re-graded after the existing 2" gas lines get replaced with the 4" gas lines.

- Grant reported from Spallone that the last of the water pre-tap work in 2b will soon be finished and the roads will be re-graded.

- Grant motioned to adjourn
 - Fran seconded.

- Meeting adjourned 8:13 p.m.

These minutes were prepared by Ross Tunkey, secretary. These minutes have not yet been reviewed/approved by the BOD.