

**Meeting Minutes of the Buckhorn Ranch Association Annual Meeting Continued from  
July 11, 2009**

**Date of Meeting December 5, 2009  
Pump Room Crested Butte**

The meeting was called to order by the President, Richard Landy at 3:04 pm.  
There was a quorum present.

Richard Landy gave an update on the lawsuit filed by Michael Weiner. A Settlement Agreement had been signed by all parties in the lawsuit due to the fact that Michael Weiner had decided to drop all charges in the complaint.

There was needed an approval from the HOA for the Settlement Agreement to be signed by all parties, since the HOA was a co-defendant in the case. It was moved and seconded that the Settlement Agreement be accepted. A written secret ballot was taken after discussion. 32 votes and proxies were in favor of the acceptance of the SA. One person was opposed. The motion carried. The Declarant, Brush Creek Airport, LLC did not vote on this issue. A signed copy of the Settlement Agreement is attached with these minutes.

The next order of business was the vote on the Amendments to the Bylaws. It was moved and seconded that the Amendments be accepted. A written secret ballot was cast. The results were 132 votes and proxies to adopt the Amendments. No one was opposed.

Richard Landy resigned as a Member of the Board of Directors in order to have a new slate of Board Members.

Brush Creek Airport, LLC, the Declarant, did not vote for the 3 year term member. Ben Somrak was nominated. There were no other nominations. A written secret ballot was cast. Ben was elected by a vote of 38 votes for, and no one voted against him.

The next order of business was a vote for the one and two year Board Members. Trevor Maltby and Channing Boucher were nominated. The nominations were closed. A written secret ballot was taken. Trevor received 140 votes, and Channing received 148 votes.

Since Channing received more votes, he will serve for two years expiring at the annual meeting in 2011. Trevor will serve until the annual meeting in 2010. At the annual meeting in 2010 a three year Board Member will be elected. Ben will continue to serve for another 2 year term, and Channing for one more year. One member will always serve on the Board without being elected by the Declarant. Therefore, Ben will serve as that designated Board member. When his 3 year term expires, then the Declarant will not vote on the replacement for Ben.

The meeting was temporarily adjourned in order for the Board members to elect officers for the year. They were excused to do so. When they returned they announced that Ben Somrak will be President for the year until the Annual Meeting in 2010, Trevor Maltby will be Vice President, and Channing Boucher will be Secretary/Treasurer.

With no further business discussed, the meeting was adjourned at 5:10 pm.

Respectfully submitted, Jerelyn Gott, Secretary and Channing Boucher, newly elected  
Secretary