

SANTA FE RANCH PROPERTY OWNERS ASSOCIATION, INC.

DRAFT NOTES

The following information is provided as a service to members of the Association in the form of "Draft Notes" taken at the Board of Director's Meeting held on the date indicated. These draft notes are subject to change, and will not be deemed the Minutes for the meeting until reviewed, changed or amended and approved by the Board of Directors. They are being made available for informational purposes only.

MINUTES

Board of Directors Meeting
October 23, 2006 (1:00 P.M.)
Yucca Fire Station

I. Call the Board of Directors Meeting to Order

The meeting was called to order by Board President Joan A. Johnson at 1:12 P.M. at the Yucca Fire Station.

II. Roll Call

- A. Board Members: Joan A. Johnson, Chuck Bennett (present telephonically), Jeremy Rynders, Michael Sawhill and Hal Fisher were present.
- B. Guests: There were no guests.
- C. Manager Steve Buck from Property Management Services was present.

III. Waiver of Notice and Establishing a Quorum

A. The Waiver of Notice was circulated for signatures.

IV. Review and approve the draft notes taken at the September 29, 2006 board meeting as Minutes of that meeting.

A. This matter was tabled until the next Board Meeting.

IV. New Business

A. 2007 Road Grading Program was reviewed.

1. The Program is summarized as:

a. All roads will be graded twice in 2007.

b. The "Transportation Corridor Roads" are graded monthly.

(a) Kickapoo, Santa Fe Ranch Road, Butch Cassidy every month.

(b) La Cienega, Mesquite, Sundown, Fireside and Jesse James) every third month.

2. Emergency Grading is budgeted through the Winter and the Monson Season

3. The Association will develop a Storm Plan to recognize populated areas

4. Hal Fisher asked when the last time was that Santa Fe Ranch and Butch Cassidy were graded.

Jeremy Rynders asked when the last time was that Kickapoo was graded.

a. (Note: After the meeting it was learned that the last time these roads were graded was in mid September, just before the Full Grade Program began. There was some confusion that occurred around October 1, when the new monthly work orders were issued. Borianna thought that they had to wait on grading them, until such time as they were reached as part of the Full Grade Program. On October 23, 2006 Manager Steve Buck requested that all three be graded starting October 24, 2006, and that the ditching along Butch Cassidy be cleaned up as part of this process.)

B. Road Grading Committee

1. The Board received an "Analysis of the Unsurfaced Road Maintenance Management Manual"

2. The Board received notes regarding a suggested program, to precede adoption of the manual

3. The Board asked that the Manager, Road Grading Vendor, Chuck and Hal get together to review both of the above. That meeting has been scheduled for November 27, 2006 at Lawton's office, if available, or at the Yucca Fire Station.

C. The 2007 Budget

1. The "Income" portion of the proposed budget was reviewed.

a. A MOTION was made (Jeremy) seconded (Hal) and unanimously approved by the Board to increase the monthly assessment from \$110.50 to \$114.95.

2. Each line of the Expense portion of the Proposed 2007 Budget was reviewed and compared with the projected performance for 2006.

3. The Board excused management representatives from the meeting room, for the purpose of discussing the performance of the management company in Executive Session among Board Members only.

a. A MOTION was made (Jeremy) seconded (Chuck) and unanimously approved to approve the Management Agreement for 2007 with compensation set at \$15,500 for the year.

4. During the course of the discussion on the “sign maintenance” category, Hal Fisher, asked if the Board would approve of his company taking care of the road signs. The Board asked that he submit a proposal for the Board to review.
5. The Board discussed the allocation for the Annual Meeting. There was some disagreement regarding the staging area, as well as the costs. The majority of the Board seems to be in favor of a larger than normal gathering due to the fact that this is the ten year anniversary. Others are concerned with allocating funds for this which may be objectionable to some owners because those same funds could be used for additional grading.
5. A MOTION was made (Jeremy) seconded (Hal) and unanimously approved to adopt the Proposed Budget for 2007.

D. Selection of the Members to serve on the Nominating Committee

1. The following individuals were named as possible members of the Committee: Mike Ellis, David Bourbeau, Jan Emming, Allen Howard, Larry Janns, Jim Mollitor, Mike Poula, Hector or Sandy Mariani, Sandra Patterson.
2. The Governing Documents only require a committee of 2 members. Joan Johnson will make contact with all of those named, and will advise the Board of the final make up of the committee after she has contact.

V Schedule the next significant events and the next Board Meeting

- A. December 1, 2006 mailing out of the Annual Billing and Notice of Eligibility to run for the Board
- B. December 29, 2006 deadline for submitting a Letter of Interest to run for the Board
- C. January 5, 2007 at 9:00 A.M. at the Yucca Fire Station: Board Meeting and Presentation by the Nominations Committee of the names to be included on the ballot.
- D. January 17, 2007, deadline for mailing out the Notice for the Annual Meeting
- E. February 17, 2007, Annual Meeting at a location and at a time to be determined later.

VI. Adjournment