

Spring Mountain Ranch Homeowners Association, Inc.
Board of Directors Meeting
July 17, 2004

Meeting called to order at Spring Mountain Ranch House by President Bob Bender at 12:00 p.m.

Attendees: Board Members - Bill McMurray, Bob Bender, Bill Robertson, Ray Ryden; Guests - Linice Kaiser - Accommodation Services, Kenn Stoner - Hearthstone, and homeowner Mara Robertson.

Minutes of the June 21, 2004 Board meeting were reviewed and accepted with corrections.

Signage:

- Signage in and around Spring Mountain Ranch was discussed. Hearthstone's proposal for a permanent "Ranch House" directional sign was approved. Hearthstone will cover all costs for the new sign which will be appropriately located at the entrance drive to the Ranch House. The sign will be constructed with an 8" upright finished log post with a 6" finished log cross bar which will hold the green/cream "Ranch House" sign. This new sign will replace the existing sandwich board sign at the entrance. A written proposal was received from Homeowner Marlene Bailey regarding signage throughout Spring Mountain Ranch. Following some discussion, action on the proposal was deferred to our next Board meeting. Designs and cost estimates which were to be ready for presentation to the Board were not received. The Board recommended that Marlene and the House Committee also contact World Mark, Aspen Ridge, Silvertip LLC and the Design Review Committee for their comments regarding the signage proposals. A copy of the "Proposal" is attached to these minutes.

Silvertip LLC Proposal:

- A "memorandum of understanding" was received from Silvertip LLC, regarding admission of their development (Parcel K, L and M) homeowners as members of the Spring Mountain Ranch Homeowners Association. Several changes to the "Memorandum" were recommended including the timing when homeowner fees would begin to accrue and the addition of a \$250 set-up fee on each property sale. Bill McMurray recommended the Board should have the document reviewed by an attorney to assure our interests were protected and the recommended changes were appropriately worded. The Board agreed, and Bill McMurray volunteered to identify and engage an attorney to rewrite the Memorandum. Legal fees were assumed to be within \$1000.00.

SMR Letterhead Stationery:

- Linice Kaiser suggested the Board authorize the purchase of SMR Letterhead stationery to use in the administration of SMR business. The Accommodation Services letterhead stationery currently used for SMR business issues is sometimes confusing to the recipients. The Board agreed and authorized the purchase.

Nomination of 2005 Board of Directors:

- Bill Robertson and Bob Bender will continue to seek interested homeowners to serve our 2005 Board of Directors. A recent mailing seeking volunteers met with no response. Several homeowners were identified during our meeting who were felt to be attractive candidates. Bob and Bill will pursue these individuals. Bill Robertson and Ray Ryden volunteered to continue serving on the Board if elected by the Homeowners at the Annual Meeting.

Security:

- Based on recent vandalism at the Ranch House it was recommended that "NO TRESPASSING" signs be purchased and appropriately placed around the swimming pool and Ranch House. Although the Security Guard we have employed on a part time basis seems to have been effective in curtailing unauthorized activities around the Ranch House it was recommended we temporarily dispense with the services. We will restart the service for the Labor Day weekend, as long holiday weekends seem to be when we experience the worst problems.

Financial Report:

- Linice Kaiser distributed and reviewed the current financial reports reflecting revenues and expenses to be consistent with our 2004 Budget.

Miller Building Plans:

- Bob Bender advised the Board of a request by property owner Maureen Miller to appeal to the Board for an exception to our CC&R's regarding her proposed house plan at 1045 Fireweed Dr. Although she had planned to attend our Board meeting she did not appear. No action was taken by the Board, pending more information regarding her appeal.

Adjournment:

The meeting was adjourned at 3:00 pm.

Respectfully Submitted,
Ray Ryden
Secretary
Spring Mountain Ranch Homeowners Assoc.