

Minutes of the meeting of the Board of TPRA held at the Brubaker/Shaw residence on November 27, 2007, at 7.00 pm.

Present: Board members; Beth Brubaker, Sandra Hagan, Malcolm Shaw, Dennis Kist, Rusty Evans.

Call to Order.

The meeting began at 7.05 pm.

Minutes of Prior Meeting

The draft minutes of the prior Board meeting were presented by the Secretary for approval. On motion from the Vice-president, duly seconded, these were approved as amended by the Vice-President.

Treasurer's Report

Balance in savings is now \$50,975.93. Checking stands at \$77.25. Interest income for the year stands at 281.81. Tracy and Herman are now caught up. The Glogowsky property is empty at present. Sanders has made to date 3 payments. The Treasurer moved to institute foreclosure proceedings on Ansari (111,) Brightbill (117) and Suljak (21, 296, 297.) Motion was seconded and carried unanimously. An outstanding bill from Powell and Murphy was sanctioned for immediate payment, by unanimous vote.

The assessment request has to date yielded 87 affirmatives, with 49 noes. Since 75% of lots have not responded in the affirmative, it appears the assessment can not go forward.

Roads

Several owners actually sent checks with their assessment request forms. The question was raised whether these funds should be returned. General assent was that those owners should be asked if their check should be credited for next year's dues.

Road Fund Set-aside

The secretary moved to set aside \$5,000 out of future received dues, into an Emergency Road Fund. This should be repeated for next year, with \$500 from subsequent years to be added to the fund, should the Emergency fund not be accessed in the interim. Motion carried on second.

The secretary requested a mandate to investigate the cost of rebuilding/grading of both pieces of Antero Drive in response to Mr. Willard's letter, as well as the corner of Rogers Drive opposite the property of Deputy Fijkes. Mr. Evans stated that the area would need to be surveyed, stakes and levels to be set, then bids could be entertained on a "level playing field" basis. The president moved to permit Mr. Evans, with his equipment, to obtain sufficient rough fill to permit winter operation on the stated areas, for a sum not to exceed \$10,000. On second, the vote was 4 in favor, with one abstention.

Wagner-Meyers..

Communications from Mr. Wagner have expressed gratitude to the Ranch members, and a desire to retain 100-200 head of heifers and yearlings on the Ranch over the winter, at a fee of \$7.50/mo. The president moved to allow, conditions permitting, which would be a matter of constant contact with Mr. Wagner, up to 200 head to graze on the south side of the Ranch only, provided he provide and maintain water for the animals.

EQIP

The president suggested an alternate plan, for fencing off Salt ranch Trail, N to the Ranch boundary. Two owners would be affected, and their permission to erect the fence would be sought. The scheme would involve

fencing between lots 173/174, and placing a cattle guard on Salt Ranch Trail when the ground thaws in the spring. The secretary moved to permit the president to prepare a feasibility study to the is effect, and obtain estimates. On second, this was carried unanimously.

Annual Meeting Date

This matter was deferred by consensus, until the next meeting.

The meeting was adjourned at 9.00 p.m.

Respectfully submitted:

Malcolm Shaw

Secretary