

Catamount Residential Owners Association
Board of Directors Meeting
Wednesday, March 29, 201 1:00 pm MDT

By Phone: Todd Cooper and Bruce Allbright

Guests: Medora Fralick, Administrator, Joel Anderson – Metro District, Stephanie McDonald,
Recording Secretary

The meeting was called to order at 1:04 pm by Todd Cooper.

The first item on the agenda was the Financials. The Balance Sheet/Income & Expense reports were distributed to the board prior to the meeting for review. There were no questions or discussion. No action was taken.

The next item was The Gate at the Ranch. Joel Anderson was present representing the Catamount Metro District. Joel reported that a location above the Golf Club entrance was agreed on to be the best location. A building permit from the county is needed next once the gate proponents submit a proposal and funding. It was discussed whether to contact the Barber Trail owners as part of the gate. A summary of details will be sent out. No action was taken.

The next item was the Cluster Mail Box. A box at the Ranch is the only location to be moved forward on at this time. Medora will solicit bids and meet with a contractor. The location will be at the parking lot at the Golf Club to be started sometime this spring.

Under Other Discussion, the Wildflower Meadows was mentioned but not considered to be a board concern.

The Rehder Ranch was discussed regarding easements, access and impact on owners right to quiet enjoyment.

Todd made a motion to engage the association's attorney to review the Catamount easements to determine what YV Land Trust rights are and how using the easements impact association owner's enjoyment of ownership. Permission is given to contact the YV Land Trust attorney and determine what the timeframe is for answers. The motion was seconded by Bruce. A vote was taken. Motion approved.

There being no further business, the meeting was adjourned at 1:35 pm.

Respectfully Submitted,

Stephanie McDonald