

GPROA BOARD OF DIRECTORS- SPECIAL MEETING - SEPT. 28TH, 2002

A quorum was present and the meeting was called to order by President Duane Fluent at 11:05 AM, Sept. 28th, 2002 for the sole purpose of discussion and voting on an amendment to the Covenants, Conditions & Restrictions of GPROA. Bob Jones was asked for a report from the Amendment Committee and he reported as follows:

At the General Meeting in May, the motion was made and seconded that an Amendment Committee be appointed to pursue the matter. The Amendment Committee was composed of Bob Jones, Chairman, Karen Bailey, Tom Barr, Ken Russ & Mark Warner. Tom Barr knew a lawyer who specialized in Home Owners Associations, Ron Housh, and he was contacted. Ron Housh advised that the Association amend the C C & Rs to add language to the existing language of Declaration Section 17 of the Protective Covenants and Restrictions, to further clarify existing provisions of the Goat Peak Ranch Governing Documents so as to specifically prohibit the establishment of any roadways or easements across any Goat Peak Ranch road to any property outside the Plat. It was decided to proceed with this action and subsequently the amendment and proxy form were initiated by Mr. Housh and sent to Bob Jones.

At this point in the Special Meeting, Bob Jones read the amendment to the members present and the motion to accept the amendment was made and seconded. Questions were called for and discussion followed. Ralph Anderson, Lot 12, Div I, had a question about an emergency access agreement he and Mike O'Cain, Camp Koinonia, had entered into (see attached copy). He stated that this emergency access agreement would benefit Goat Peak Ranch as well as Camp Koinonia by allowing emergency fire or other equipment into the area. Mr. Anderson asked if this amendment would effect that agreement.

Bob Jones, Div II, Lot 25, stated that the agreement would not add anything but to allow occasional emergency traffic and that probably would not be affected by the amendment. Ruth McIntyre, Div I Lot 10, suggested that language addressing emergency use be added to the amendment before the membership voted. Bev McEvoy suggested we table the emergency access issue until the general meeting next spring. Blinn Webster was concerned that the easement between the Maloney and Coleman property allowed vehicular traffic, but several members stated that only horse or pedestrian traffic is allowed through that easement. Norm Jannsen stated that he has a copy of the easement agreement on the Maloney property that provides no restrictions with regard to motorized traffic along that easement. This was verified later by Bob Jones after examining the Maloney easement file. Ruth McIntyre again stated that she felt language addressing the emergency access be included in the minutes or addressed somehow. President Duane Fluent would not allow any action to add language to the Amendment regarding allowing emergency vehicles to cross properties to access adjoining lands, as those who had voted by Proxy had no opportunity to vote on that issue and the sole agenda item for the Meeting was to vote on the Amendment as presented.

Tim Estes, Div II Lot 13, stated that time is a strong consideration on voting on the amendment before the membership since Sapphire Skies could buy Goat Peak Ranch property for access if we delayed in approving the amendment. Bev McEvoy then said there was an unsubstantiated rumor that the Murray property, Div. III Lot 9, had been sold to Sheffield, who might be buying it for Sapphire Skies. More discussion followed and a vote was taken and a final tally of 70 (81.4%) votes in favor of the amendment was taken and the required 75% of the 86 properties was reached. The meeting adjourned at 12:40 PM.

(The amendment to the CC & Rs was subsequently recorded by attorney Ronald G. Housh approximately October 25th, 2002.)

GOAT PEAK RANCH OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 28TH, 2002

The meeting was called to order at 12:50 PM, September 28th, 2002 by President Duane Fluent. Those directors present were Bev McEvoy, Kris Arnold, Ruth McIntyre, Art Mills, Duane Fluent and Jay Huggins.

Subject discussed was the possible change in snow removal from Cresto Lanphere to Look's Tractor Service. After discussion it was decided to appoint a road committee to meet with Jeffrey Look, or a representative of Look's Tractor Service on Sunday, October 6th, 2002 at 2:30 PM to discuss the details and ask questions about the service. The road committee consists of Duane Fluent, Bob Jones, and Kris Arnold.

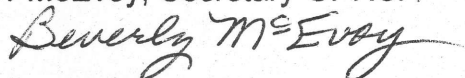
The matter of the additional wordage to the Amendment approved at the general meeting regarding emergency vehicle access was discussed. Bob Jones was asked to request advice from Ron Housh on how this could best be done. Bob Jones will also follow up with Ron Housh for direction on getting the Amendment recorded.

Another matter discussed was the beaver damage (tree and branches brought down and in the way of snow removal) in Division III and Duane Fluent volunteered to contact Robert Kingcade to see if he could remove the tree, branches and debris.

The last item discussed was the possible change of contractors for doing the spring road work and maintenance on the GPROA road system. No definite decision was made. The Board of Directors Meeting adjourned at 1:55 AM.

Respectively submitted by:

Bev McEvoy, Secretary GPROA



(subsequently Look's Tractor Service was contracted for snow removal 2003/2003)

AGREEMENT

Ralph H. Anderson, hereafter referred to as "Anderson" and Michael O'Cain, director, of Camp Koinonia, Washington District Church of the Brethren, hereafter referred to as "Camp", acknowledge and agree to the following:

Anderson owns property described as Lot 12, Goat Peak Ranch as per plat recorded Volume 7 of Plats, pages 6 and 7, records of Kittitas County, Washington.

Camp owns real property adjacent to Anderson's northerly boundary the legal description attached as Exhibit "A".

Anderson hereby grants permission to municipal and or county emergency service vehicles responding to medical, fire, and/or safety needs to cross his property Lot 12, Goat Peak Ranch,

The driveway and its extension to the Camp will be kept clear and passable at all times and should gates be installed, keys will be provided to Camp management and Anderson and a lock box will be installed at the gate at Bighorn Way to contain keys for emergency vehicles.

The driveway and its extension will be marked with blue reflectors and will meet the requirements of the Emergency Service Vehicles and its construction will be shared by Anderson and Camp.

In witness whereof, the parties have signed this document on this 15TH day of AUGUST 2002

Sole owner of Lot 12 Goat Peak Ranch

Ralph H. Anderson


08/15/2002

Director, Camp Koinonia

Michael O'Cain

