

Telluride Ski Ranches Association

Date: Tuesday March 11, 2014
Time: 11:30 a.m. MDT
Location: Telluride Properties - Conference room
237 S. Oak St, Telluride, CO 81435

MINUTES OF SPECIAL BOARD MEETING

Directors Present:

Albert Roer
Damon Demas
Bertrand Marchal
Chris Maughan (arrived at 11:37 am)
Kathleen Erie (arrived at 11:42 am)

Directors attending by Conference Phone:

None

Directors Not Present:

Terry Fernald
Stephen Betz

Others Present:

Nicole Pieterse, PC (Counsel), Lynette Brown (Administrative Manager) and John Knowles (Facilities Manager). Owners attending in person: Jim Hollrah, Robert Korn, and Greg Malver. Owners attending via conference call: Nat Reeder, Marty Stetina, Karen Schmidt, Stephanie Fanos (role as owner), and Tom Posey.

Meeting called to order at approximately 11:36 a.m.

Discussion of replat map filed by Mountain Village owner Barnett with Town of Mountain Village on property adjacent to Ski Ranches. Most changes are corrections of inaccuracies. Main item of concern is Ski Ranches owner access to all of waterline road/trail and implications of Goodman Agreement in regards to access meant to preserve access from Ski Ranches to public land.

Discussion of historic right to use Skunk Creek trail.

Discussion of need of executive session to continue discussion after owner input.

Discussion of board action vs. ownership vote should this issue arise.

Discussion of timing of sending letter to new owner or prospective new owner to let

new/prospective owner know TSRA position on Goodman agreement.

Moved into executive session at 12:16 pm to meet with Counsel regarding position of HOA regarding interpretation of Goodman agreement and access to waterline trail/road.

Counsel advised Board regarding future negotiations with seller.

Taking advice of counsel and owner input Board decided to send letter to seller (Barnett), copying the buyer's attorney, to communicate intent to negotiate preservation of substantive rights of HOA within a 7 days period.

If issue does come to court action then Counsel recommended another an expert in quiet title litigation if needed. Counsel will reach out to recommended attorney to create relationship in the case of future need.

Discussion of Mountain Village owner Burns and his request to realign trail next to Barnett property to make room for building site.

The meeting was adjourned at approximately 1:02pm MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE TELLURIDE SKI RANCHES ASSOCIATION BOARD MEMBERS AT ITS MEETING HELD

_____ April 3, 2014 _____
Signed: _____ LBrown _____

Lynette Brown, RGI Enterprises LLC, Administrative Manager