

Minutes of the Durango Mountain Master Association
Board of Directors Meeting
February 21, 2007

Directors present

Mark Seiter, Nancy Furry, EJ Schanfarber, Mark Gebhardt, and Cathy Craig

Guests present

Gary Derck, George Stahl, Virginia Wright, Annie Simonson and Lori Arnold

Call to order and prior meeting minutes

Mark Seiter called the meeting to order at 3:40 p.m. and reviewed the packet of information for the meeting, including the agenda and prior meeting minutes. After a brief discussion, additions to the agenda were made and approved and the minutes from the December 20, 2006 meeting were approved unanimously with one change to correct the meeting time.

Other

Annie stated that she has had several inquiries from owners as to the meeting date for the summer business meetings. Homeowners want to book their units so as not to interfere with any reservations that may come up. After a brief discussion on available weekends in June, it was unanimously agreed upon to keep the meetings on the weekend of June 23, 2007. Save the date reminders will be mailed out soon. Mark asked Virginia to verify that there are no conflicts with any other events for that weekend. A sub-committee, to be headed by Virginia, was established to coordinate the Annual Homeowners Weekend. Detailed plans will be discussed at the next meeting.

The DMMA membership drive letter to Sheol Street owners was discussed. The letter was presented to the DMR board at their last meeting. Chairman Cobb commented that the marketing focus and reasons for joining could be enhanced. Virginia will re-work the letter and present it for approval/comment.

Financial review

George presented a financial review for the nine months ended January 2007, noting that the association is functioning within budget except for the following:

- Real estate transfer fees are \$22,500 (25%) behind budget due to a softening in the real estate new and resale market within the resort community. This negative trend is expected to continue during the balance of the fiscal year.
- Excavation and site preparation for the EV tennis court was completed last autumn at a cost of approximately \$60,000. Completion of the project will commence in late spring 2007 at an estimated cost of \$60,000.

The cash balance at January 31, 2007 was \$82,496.

Proposed budget guidelines

George presented the draft 2008 budget. Cathy will review the real estate transfer fee forecast and communicate back to George. George asked board members to review the budget and send comments back to him. Another draft of the budget will be presented at the next meeting for approval.

Operations and actions

1. Management of new members

Virginia presented a revised version of the Welcome Kit with a cost breakdown of items included. The board requested that information be broken out as to what information is needed prior to closing, during closing, and after closing. They also requested a proposal with cost breakdown and distribution of those costs. Cost sharing with DMR Real Estate would help pay for new product sales and DMMA would be responsible for resale new owners.

2. Residential and commercial design guidelines

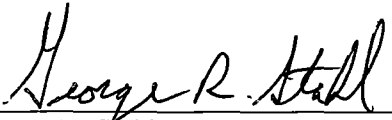
A revised memo regarding the placement of personal propane tanks on properties within the DMMA was presented. It was noted that only the Design Review Guidelines will be changed, not the DMMA governing documents. The DRB will be meeting in April to review and change guidelines for the next year as necessary and this revision will be made at that time.

Community Center

There was a brief discussion regarding security concerns at the Community Center. It was recommended that security cameras be installed downstairs and the hot tub areas. New signs would be installed in the workout area stating a minimum age requirement to use the workout equipment.

Adjourn

The next meeting is scheduled for Thursday April 26 at 2:00 at Dalton Ranch. There being no other business, the meeting was adjourned at 5:25 p.m.



George R. Stahl, Secretary