12 September 2026

TEE PEE RANCH LAND OWNERS ASSOCIATION

Annual Meeting Minutes

(Affidavits to the non-enforcement of C.C. & R's collected and notarized prior to meeting)

1. 1:07 PM

Motion to call meeting to order by Tim Gonzalez & seconded by Ken, Ben, and Malcolm with 23 members + 4 board members in physical attendance.

A. 1:10 PM

i. Acknowledgement to [redacted] for all his hours of voluntary work on the Proposal put before members for today's vote.

ii. Addressed Proposal and it's legal contradictions with the Articles of Incorporation and C.C.&R's.

iii. Vote taken by show of hands among members in attendance which resulted in a unanimous decision against thus also putting down accompanied amendments.

1:25 PM

Discussion and vote by show of hands on 3 amendments brought forth by Ben Ramer.

#1) Increases in dues or assessments will be made at general meetings or special meetings with a simple majority vote. ***(PASSED)***

#2) Amendments or general Acknowledgements will be made at general or special meetings with a simple majority vote. ***(PASSED)***

#3 This board and those present acknowledge that the C.C. & R's *(with exception to Article 3, Section 7)* have never been enforced. ***(PASSED)***

1:45 PM

Discussed road and well maintenance expenses as well as due date of January 31st for annual dues.

Discussion about Pine Beetle infestation and the accompanied dead trees, what actions that can be taken to help & what can possibly make things worse.

2:PM

Discussion on tree trimming or removal along road easements for visibility and safety.

2:08 PM

Motion to close meeting…Motion passed

Ben Ramer – President

Malcolm Wolfe – V. President

Carrie Carrejo – Secretary/Treasurer

Kenneth Carrejo – Member at large

Don Wood – Member at large