

WILLOW BROOK METROPOLITAN DISTRICT

SERVING THE RUBY RANCH, SUMMIT COUNTY, COLORADO

RESOLUTION 2-1997

TRACT USE POLICY

Willow Brook Metropolitan District, Summit County, Colorado


WHEREAS, the Willow Brook Metropolitan District (District) owns and maintains several facilities located within the District including various tracts of land, the security gate, the stable and the office building; and

WHEREAS, the District on behalf of its tax payers intends to cause restrictions to the use of these facilities.

NOW THEREFORE, BE IT RESOLVED, that the following is the policy of the District concerning the use of Ruby Ranch Filing 1, Tracts A through J, and Ruby Ranch Filing 2, Tracts K and M through U:

1. No use of motor vehicles or motorized vehicles of any kind shall be permitted without first obtaining express written consent of the Willow Brook Metropolitan District Board of Directors.
2. No camping, camp fires, parking of recreational vehicles, trailers or machinery of any kind shall be permitted without first obtaining express written consent of the District.
3. Equestrian and pedestrian use of the above Tracts is permitted subject to the stable contractor's contract provisions concerning grazing, meadow maintenance and hay harvesting.
4. Requests for use of the above tracts shall be made in writing to the district manager.

Adopted this 24th day of October, 1997, by the Board of Directors of the Willow Brook Metropolitan District.



President

Secretary

JOHN L. KRAKAUER
POST OFFICE BOX 2538
SILVERTHORNE, CO 80498

June 9, 1998

Steve Schroeder

I believe we need to discuss authorized parking of vehicles and trailers at the stable area. In the past, we have had numerous boarder trailers left at the stable for months at a time. Today we have two horse trailers and a boat trailer parked.

I am afraid that if we do not have a policy, or approve the parking, we will someday find people leaving campers and motor homes at the property.

We should consider adopting a policy. Some choices are:

1. One horse trailer for the stable manager, as permitted in the contract.
2. Maximum of one horse trailer for home owner boarders.
3. Maximum of one horse trailer for any boarder using the facility.
4. Maximum of any one trailer/or vehicle from any home owner in Ruby Ranch.

Obviously there are other possibilities.

I would ask that we consider adopting a policy on parking at the stable at our June 19th meeting of the Metro District board.

Sincerely,


John L. Krakauer

WILLOW BROOK METROPOLITAN DISTRICT

SERVING THE RUBY RANCH, SUMMIT COUNTY, COLORADO

Mullen and McCotter, Inc., District Manager
a local government management company
7120 E. Orchard Road, Suite 350, Englewood, CO 80111
(303) 850-9288 CO Wats 1-888-850-9540
FAX (303) 850-9578
e-mail: mullenmc@msn.com

MEMORANDUM

DATE: June 11, 1998

TO: Willow Brook Metropolitan District Board of Directors

FROM: Steve Schroder

SUBJECT: Parking on District Land

Director Krakauer has asked that the Board consider adopting a policy concerning parking at the stable. As he states in the memo dated June 9, 1998, people are using the area near the stable to park trailers, both horse and boat. Please review the current Tract Use Policy and determine whether it is sufficient to cover parking of vehicles and trailers near the stable. If it is not or if you feel it appropriate to create a more tailored policy for this situation, please help craft a new policy. Please be reminded that the stable and its immediate surrounding area is within Tract K.

encl.