



Ranch at Roaring Fork  
Annual Meeting of members  
July 21, 2007

Table of Contents	Pages
Notice of Meeting	1
Agenda	2
July 29, 2006 Meeting of Members Minutes	3-5
Manager's Report	6-7
Financial Report	8-9
Architectural Report	10
Condominium Report	11-13
Golf Report	14
Equestrian Report	15
Fishing Report	16-17
2007 Drinking Water Report	18-20



Date: June 27, 2007  
To: All Members  
Ranch at Roaring Fork Homeowner's Association  
From: Ranch Manager and Board of Directors  
Subject: 2006 Annual Homeowner's Meeting of Members

Saturday, July 21, 2007  
10:00 AM – 1:00 PM  
Barbeque – 1:00 PM  
Ranch Office - Gazebo Grounds

Enclosed are the Agenda, candidate elections statements, Board of Directors election Ballot, and Proxy form.

If you plan to attend and vote at the Annual Meeting, a Proxy form is not required to be submitted. At the meeting, you can vote the Ballot that is enclosed or vote a Ballot that can be picked up at the meeting.

If you do not plan to attend the meeting, but wish to vote, please follow the instructions on the Proxy form and Ballot.

This year, the Board of Directors election is to fill four (4) positions for a three (3) year term. The Board will consist of seven members. As of this notice, the Nominating Committee has identified and received candidate election statements from six candidates. The Board has accepted the recommendation of the Nominating Committee to nominate all six candidates and each candidate's election statement is enclosed.

Additional materials will be provided will be provided at the Annual Meeting. We look forward to seeing you.

The Ranch will provide BBQ chicken & pork, baked beans, coleslaw, lemonade, and cold beer. Owners west of the gazebo are encouraged to bring a desert and owners to the east are asked to bring an appetizer.

Please RSVP so we can plan for seating and food.

**Ranch at Roaring Fork  
Homeowner's Association**

**2007 ANNUAL MEETING OF MEMBERS**

Saturday July 21, 2007  
10:00 AM  
Gazebo Grounds

**AGENDA**

Meeting Called to Order

Roll Call

Minutes of 2006 Annual Meeting

Introduction of Board Members and Ranch Manager

Board Election

Manager's Report

Treasurer's Report

Committee Reports

Architectural

Condominium

Golf

Horse

Fishing - Waterways

Sound Abatement

Ranch Topics

Domestic Water Financing

Ranch Entrance

Ranch Master Plan

President's Address

Resident Questions/Input

Adjourn

MINUTES OF THE ANNUAL MEETING  
OF THE RANCH AT ROARING FORK  
HOMEOWNERS ASSOCIATION  
July 29, 2006

The Annual Meeting of the members of the Ranch at Roaring Fork Homeowners Association was held pursuant to notice at 10:00 a.m. on July 29, 2006, at the Gazebo. Mike Gerber presided as President and Polly Tucker served as Secretary of the meeting. There were approximately 55 members present. All attendees were given a meeting packet which contained the Agenda, the Minutes from the 2005 Annual Meeting, Committee reports, a copy of the original Ranch at Roaring Fork Prospectus from 1972, and an aerial map of proposed stream work.

**Minutes.** The minutes of the July 30, 2005 Annual Meeting of the Association were distributed to the members present and on motion duly made were unanimously approved.

**Attendance.** The President, Mike Gerber, presented the role of members and declared that a quorum was present in person or by proxy. He then introduced himself and the members of the Board who were present: Mike Fordyce, Polly Tucker, Bob Holt, DecDee O'Brien, and Dan Bishop. It was noted that John Hermon was absent. He also introduced George Doxey, the Ranch General Manager. Mr. Doxey introduced the Ranch staff – Rick Carson, Preston Cordova, Kevin Hartman, Chris Daniells, as well as golf course personnel Tom Vail, Nancy Vail, Brendel McCoy and Clint Anderson. The staff was applauded for their contributions.

**Election.** Mike Gerber called for any nominations to the Board from the floor. There were none. All members were then asked whether they had the opportunity to cast their vote either in person or by proxy. He stated that proxy ballots would be voted as directed by the Homeowner or in accordance with the Board's recommendations in the event that no instructions were included. Secret ballot options were provided. He noted that there was 1 vacancy and 1 nomination from the Nominating Committee – Dan Bishop. On MOTION duly made a seconded, it was agreed unanimously to elect Dan Bishop to the Board, keeping the total number of Board Directors at 7.

**Presidents Address.** Mike Gerber addressed the attendees and encouraged them to use the meeting as an opportunity to reflect on the Ranch past and present and to take some time to assess future needs and desires. He noted that the Prospectus from 1972 presented the historical perspective of the Ranch indicating it was originally established as a resort property. He pointed out that there are two aspects that must continually be evaluated and balanced, in relation to each other. The first was the importance of maintaining the infrastructure of the Ranch and its value. The second was developing a vision to guide the future of the Ranch. All residents were requested to participate in offering ideas and feedback for this vision and it was noted that any major plans for the Ranch's future would involve all homeowners and voted upon accordingly.

**Ranch Entrance Plan.** Mike Gerber introduced Ron Liston, Land Planner. Ron presented schematics on two concepts for the Ranch entrance. The goal of each concept was to be self funding while exploring ways to enhance the Ranch entrance and generating a more efficient layout and possibly additional sources of revenue. Concept #7 utilized Lot 13 and

combined golf, HOA and maintenance offices and divided the "Relay Station" property into 4 residential lots. Concept #8 proposed turning the Gazebo into condominium units, or possibly a community center, with it being noted that condominiums would produce the most revenue. Ron also questioned residents as to their views about the tennis courts. A discussion ensued. The majority of attendees supported keeping the tennis courts. Various other ideas were presented including turning the skeet range into the community center, the viability of a swimming pool, and the timing of the entrance project relative to other priorities including infrastructure and the sound abatement barrier. Mike Gerber pointed out that the entrance was still in the exploration phase and asked for a show of hands of which concept was preferred and if there was support in general to continue to evaluate options. About 85% of attendees preferred Concept #7. About 50% of attendees showed support of continued examination.

**Manager's Report.** A written report was provided. George Doxey thanked the Board and staff for all of the hard work and sacrifices that were required to keep this unique property running. He pointed out that the Ranch has the diversity of a small town and 4 full-time and 6 part-time employees. The dedication of the staff went far beyond a paycheck and the goal of staff was to continue to be good stewards of the Ranch on behalf of the Homeowners.

**Treasurer's Report.** A written report was provided. George Doxey detailed some sections of the report noting that the Ranch was operating about 6% above budget. He cited increased irrigation, legal fees, fuel and frozen pipes as the main sources of the increase. He provided an overview of the Bailey Fund accounting and the Ranch Reserve accounts. He mentioned detailed financial reports are available by request from the Ranch office.

**Committee Reports.** Written summaries were presented from each committee (Condominium, Golf, Horse, Fishing and Waterways) and attendees were given the opportunity to read the reports and ask questions. There were no questions from the floor.

**Ranch Topics.** Mike Gerber outlined several key issues currently affecting the Ranch. He pointed out the infrastructure is 4 decades old, the wastewater treatment plant will eventually need a new digester; the main sewer line infiltration, although manageable, may eventually need mitigation as upstream properties come on line. He noted the ongoing needs in the condominiums and outbuildings for maintenance and repair. He suggested that solutions in the past often resulted in putting band-aids on problems that, over time, may have cost as much or more as proper initial repair. He encouraged residents to consider priorities and philosophies in maintaining and improving the Ranch.

He also noted that the domestic water project consisting of a new well, a refurbished tank and better chlorination, albeit no improvement in the manganese content or water pressure, resulted in \$409,000 of expenditures. These expenditures have been temporarily financed by the Bailey Fund money but will require a permanent source of funding in the future.

He then took a moment to address the climate between some residents and staff. He stated that certain interactions between residents and staff was unacceptable noting that staff has been subjected to aggressive, combative, and profanity laden threats from specific residents. He pointed out that the Ranch has lost staff because of this inappropriate behavior that would not be acceptable or tolerated in a municipality or workplace. He noted the Ranch has a great Ranch

Manager and staff and some are making it hard for them to do their jobs. It was requested the residents act with the appropriate respect and decorum the staff deserves.

**Resident Questions / Input.** A question and answer feedback session followed. This feedback was recorded as a separate document.

At the conclusion of the Q&A period, there being no further business to come before the Meeting, it was adjourned.

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Polly Tucker  
Secretary

## MANAGER'S REPORT

To begin we must thank the many people who contribute countless hours to the Equestrian, Waterways and Fishing Amenities. Thanks to the Condominium Advisory Committee, Golf, Architectural committees, the Board of Directors and to all who are the eyes and ears of the Ranch that provide insight and direction for the day to day operations.

I especially want to thank Rick Carsten, Gustavo Amador, Carlos Carillo and Kenny McCarthy, who care for the common areas. Thanks to Tom and Nancy Vail, Clint Anderson, Brendel Maigatter and Rodrigo Salcido who operate and maintain the golf course, condominium grounds and playground areas. All of these folks have given more than an hours work for an hours pay.

We've heard it said and we can say it again...

"The Ranch has never looked better!"

As I continue to write this, I asked myself "if I was an owner here at The Ranch at Roaring Fork" what I would want to remember. I'd want to remember that in the past three years these are just some of the Ranch's accomplishments:

### **Common Areas:**

- Installed the automatic gate into the Common Recreational Areas
- Reinstalled the Ranch Entry sign and lighting
- 2005 Domestic Water Project
- Built a bridge connecting Rainbow Pond and Stagecoach Circle
- Installed handrail on the walk bridge from Surrey Street to the open space
- Created trails and access for fire protection
- Reduced standing dead and fuel for fire protection
- Implemented composting of grass clipping and horse manure
- Began Chipping rather than burning slash piles

### **Communications:**

- Last year we had 8 Board of Directors Meetings
- Distributed 6 Wrangler Newsletters
- Added a Ranch website [www.ranchatroaringfork.com](http://www.ranchatroaringfork.com) that includes
  - Wranglers
  - Meeting minutes
  - Notices
  - Want Ads
  - Ranch Information

- Colorado Property Management's website [www.WithCPMG.com](http://www.WithCPMG.com) includes
  - Association CC&R's
  - Rules & Regulations
  - Architectural Guidelines
  - Fishing Regulations
  - Equestrian Regulations

## FINANCIAL REPORT

A copy of the 2006 year end financials is available at the Ranch office, The Board elected to have a full audit performed for the 2006 fiscal year. The audit should be completed in August, 2007.

### Summary of Actual Expenses to Budget by Department for the six months ending 6/30/07

Department	Budget	Actual	Variance
Operations	\$144,945	\$149,567	\$ (4,572)
Condominiums	\$69,233	\$73,607	\$ (4,374)
WWTP	\$37,723	\$44,533	\$ (6,810)
Golf	\$99,055	\$78,926	\$ 20,129
Fishing	\$8,064	\$10,422	\$ (2,357)
Horses	\$17,752	\$18,259	\$ (507)

### Ranch General Operations

Year to Date Expenses exceed projections by \$4,572 (3%)

The areas of expenses over the projected budget are

Accounting Allocation	\$850
Payroll Allocation	\$604
Computer/Website	\$1,628
Legal	\$4,000
Meetings	\$1,056
Postage	\$888
Printing	\$1,060
Office Supplies	\$989
Building Maintenance	\$1,164
Road Maintenance	\$969
Fuel	\$1,708
Maintenance Supplies	\$2,424
Hayfields	\$1,902
Landscaping Maintenance	\$769
Playgrounds & Fencing	\$530

Several items are 2006 expenses carried over into this year. Administrative costs including replacing the computer were not anticipated. Repairs to the barn, roads, fences and existing bridges were not projected as well as reseeding the hayfield.

### Condominium Operations

Year to Date Expenses exceed projections by \$4,374 (6.3%)

The areas of expense over the projected budget are

Accounting Allocation	\$353
Payroll Allocation	\$838
Cable TV	\$1,501

Utilities	\$1,857
Building Maintenance	\$986
Landscaping Maintenance	\$1,657

Cable TV and Utilities include 12/2006 billings. Building maintenance is plumbing and sewer service not allocated. Landscaping increase is due to allocations.

### **WWTP Operations**

Year to date expenses exceed projections by \$6,810 (18%)

The areas of expenses over the projected budget are

Accounting Allocation	\$285
Payroll Allocation	\$311
Insurance Allocation	\$860
Operator Fees	\$500
Equipment	\$2,770
Sludge Removal	\$1,301
Supplies	\$1,611
Testing	\$1,720

Kelly Gessele reports the Ranch is using more processed water and producing more waste water. We have replaced an air blower, used more chemicals, removed additional end product sludge and testing costs have increased.

### **Golf Operations**

Year to date expenses are under budget by \$20,129  
Year to date income exceeds projection by \$17,531

### **Fishing Operations**

Year to date expenses exceed projections by \$2,357

The areas of expenses over the projected budget are

Waterway Maintenance	\$2,580
Trout Purchases	\$918

Maintenance expenses are off due to timing.

### **Horse Operations**

Year to date expenses exceed projections by \$507

We budgeted for 24 horses and the herd has run less through the year. Currently we have 15 horses on the Ranch.

## ARCHITECTURAL COMMITTEE REPORT

We have had an active year, responding to applications for the following:

Four new houses: one on Surrey Street and three in Ranch Creek.

Four major renovations: one each on Stagecoach Circle, Stagecoach Drive, Stagecoach Lane and one condominium.

Additionally, there have been numerous projects involving decks, fences, painting, roofs, and windows as well as landscaping requests.

The committee has recommended clarification and revisions to the Architectural Guidelines to the Board of Directors as we prepare for future construction and renovations. The Architectural Committee has also recommended that all applications be submitted by the 15th and a committee meeting will be held the 30<sup>th</sup>. Copies of the Guidelines are available for information prior to making an application.

Thank you for your cooperation as we have considered the many applications this past year.

John Thorpe

## CONDOMINIUM REPORT

The President of the RRFHOA suggested the condo owners form an advisory committee to present condo issues to the full HOA board. The purpose of the committee was not to replace the elected HOA Board, but advise the Board concerning problems and issues unique to the condo and condo owners.

Ten condo owners agreed to serve on the CAC. The first meeting was held Feb. 4, 2006. It was decided to conduct a condo owner survey in order to hear the condo owners concerns. We had a 62% response to the survey. The survey rated the condo owner's top concerns in this order:

1. The ongoing problem of freezing pipes in the condos
2. Exterior building maintenance
3. Maintaining reasonable HOA/condo dues

The freezing pipes have been a problem since the original construction. The problem is a design or construction failure that should have been resolved between the original condo owners and the original developer. During the winter of 2005/2006, we had 10 reported freezing problems resulting in significant water damage to several units. This was a large expense to the condo budget.

We were very fortunate to find Mike Bullock, a Denver construction manager/contractor, willing to work with us on the problem in the fall of 2006. Mike was able to identify and correct many problems. Mike did all of the piping, electrical and dry wall work himself. Attached are a summary of Mike's expenses and a list of the units Mike worked on. This winter of 2006-2007, we had only two reported freezing problems. Both were in occupied units. (One problem was in the gazebo office building). According to the local paper, the average January temperature in 2006 was 29 F and the average for Jan. 2007 was 9 F. I am not ready to declare this project a success, but I think we have made great improvements.

I think the exterior building maintenance is a shared HOA/condo owner responsibility. Doc and the Ranch staff have an ongoing maintenance program. Some of the maintenance items are listed in the attached budget. Many condo owners have replaced original windows and sliders with new more energy efficient units, with the understanding that if there is a major condo renovation they will receive some credit for their expenses. At this time there does not appear to be a majority interest in an assessment to cover replacing the siding, windows and sliders.

I am attaching a copy of the 2007 condo budget and an accounting of labor and material costs that came out of the condo reserve. Twenty dollars per month of your HOA dues are going to the condo reserve. The reserves are not accumulating as fast as we would like. We are encountering problems that need to be corrected and the funds are being taken from the reserve, instead of the budget, because they were not anticipated and budgeted for.

A special thanks to all of the CAC members. Their input and suggestions have been appreciated. We would like input from all condo owners.

John Hermon

## 2006-07 CONDOMINIUM REMEDIAL REPAIRS

Check	Date	Labor	Materials		
		004-757	004-757		
17045	9/8/2006	\$ 250.00		\$ 250.00	meeting
17040	9/8/2006		\$ 1,800.00	\$ 1,850.00	Start up materials
17049	9/14/2006	\$ 1,250.00		\$ 3,100.00	113
17051	9/19/2006	\$ 1,250.00		\$ 4,350.00	267 - 269
17054	9/22/2006		\$ 2,000.00	\$ 6,350.00	
17057	9/28/2006		\$ 2,000.00	\$ 8,350.00	
17058	9/28/2006	\$ 1,250.00		\$ 9,600.00	123 - 125
17062	10/17/2006	\$ 1,750.00		\$ 11,350.00	279 - 281
17084	10/31/2006	\$ 1,500.00		\$ 12,850.00	office, 251 - 253
17065	10/31/2006		\$ 2,000.00	\$ 14,850.00	
17067	11/8/2006	\$ 1,000.00		\$ 15,850.00	304 - 305
17073	11/17/2006	\$ 1,250.00		\$ 17,100.00	111
17074	11/17/2006		\$ 2,000.00	\$ 19,100.00	
17076	11/20/2006		\$ 1,000.00	\$ 20,100.00	
17077	11/20/2007	\$ 1,250.00		\$ 21,350.00	291-293-103
17080	12/6/2006		\$ 1,250.00	\$ 22,600.00	
17082	12/7/2006		\$ 2,500.00	\$ 25,100.00	103-138
17089	12/22/2006	\$ 1,250.00		\$ 26,350.00	therm 101-130-284
17091	12/29/2006	\$ 1,000.00		\$ 27,350.00	115-109
17092	12/29/2006		\$ 2,500.00	\$ 29,850.00	102-123-
17094	1/3/2007	\$ 1,000.00		\$ 30,850.00	102-123-
17095	1/3/2007		\$ 671.70	\$ 31,521.70	123 water heater
17097	1/22/2007	\$ 1,250.00		\$ 32,771.70	123 attic 102 heater
17099	2/2/2007	\$ 1,000.00	\$ 2,500.00	\$ 36,271.70	office 260
2889	2/9/2007	\$ 1,250.00		\$ 37,521.70	
		\$ 17,500.00	\$ 20,021.70		

Units	Status	Other work performed	Labor	materials	Total
1	113	Other work performed			
2	269				
3	267	RRF office sink	\$500	\$500	
4	123				
5	125	Barn Hot water	\$250	\$200	
6	280	RRF office hot water	\$250	\$447	
7	281				
8	251				
9	253	101 thermostates	\$300	\$225	
10	303	102 thermostates	\$375		
11	305	109 thermostates	\$300	\$225	
12	111	130 thermostates	\$550	\$245	
13	293	135 thermostates	\$250	\$175	
14	291	115 thermostates	\$250		
15	301	284 thermostates	\$300	\$225	
16	103	269 shower valve	\$250	\$125	
17	108	123 water heater	\$300	\$392	
18	138	301 water heater	\$750	\$212	
19	280				
20	295		\$4,625	\$2,970	\$7,595

**Summary**

20 units remedially repaired  
 \$12,875 Labor  
 \$17,051.00 Materials  
 \$29,927 Total Reserve expense  
 \$ 1,496.33 Average cost per unit repaired  
 \$ 498.76 Average cost per for each of 60 owners

10 additional units performed addition work at owners costs  
 7 thermostates  
 2 waterhesaters  
 1 shower valve  
 \$ 1,697.00 Office repairs to water heater & sink area  
 \$ 650.00 Install hot water in barn

## 2007 CONDOMINIUM BUDGET

Administration		Budget
500	Payroll Allocation	\$41,215
609	Cable TV	\$20,152
525	Insurance	\$25,453
638	Printing	\$0
644	Supplies	\$400
649	Telephone	\$770
650	Utilities	\$5,000
	Bank Fees	\$0
	Misc.	\$0
	<b>Total Admin</b>	<b>\$93,599</b>

Buildings		
	General Maintenance	\$8,000
	Repairs (Non-reserve)	\$0
	Pest Control	\$720
	Dryer Vent Cleaning	\$0
	Chimney Cleaning	\$0
552	<b>Total Buildings</b>	<b>\$8,720</b>

Contract Services		
576	Accounting Firm (CPA)	\$3,430
580	Legal	\$3,000
590	Landscape Maintenance	\$29,832
578	Contract Labor (Ranch)	\$0
591	Waste Management	\$0
	<b>Total Contract Services</b>	<b>\$38,262</b>

Equipment		
606	Fuel	\$0
610	Misc. Tools & Equip.	\$500
615	Repair & Maintenance	\$0
618	Safety	\$0
619	Supplies	\$200
620	Misc. Tools & Equip.	\$400
	<b>Total Equip. Maint.</b>	<b>\$1,100</b>

Carports/Walkways		
	General Maintenance	\$0
	Repairs (Non-reserve)	\$0
	Supplies	\$0
	<b>Total Carports/Walkways</b>	<b>\$0</b>

	Roads	\$0
	R&M	\$0
	Signage	\$0
555	<b>Total Roads</b>	<b>\$0</b>

Landscaping		
	Grounds Maintenance	\$0
705	Irrigation Parts	\$2,000
722	Turf/Wood/Fertilizer/Seed	\$750
	<b>Total Landscaping</b>	<b>\$2,750</b>
	<b>Total Expense</b>	<b>\$142,431</b>

60 Units \$ 2,374

\$ 188

## GOLF REPORT

The 2007 season finds the golf amenity very healthy. Once again, Tom Vail and staff have provided us with excellent playing conditions. The curb appeal of our course has never been better, both from Highway 82 and Stagecoach Lane. This year, a generous, anonymous ranch resident donated 8 wonderful wooden benches to the golf course, one being placed on each tee. They add a dimension of warmth and comfort to the RRF golfing experience and their esthetic value could not be better. They are just right! Much thanks for this wonderful gift!

Player traffic is high and ahead of '06 to date. Aspen Junior Golf holds an event here every week. Wednesday evening clinics for ladies have been well attended. A clinic for men is in the works pending enough interest. Marketing and exposure to the community at large seems to be very effective this year. The word is out that Tom Vail has the course in tip-top condition and people here as well as up and down the valley are responding favorably.

So get out onto the golf course and, if nothing else, have a relaxing sit on one of the new benches and enjoy the wonderful views abounding here at RRF!

Dan Bishop

## EQUESTRIAN REPORT

The past year has been one of substantial enhancement to the horse amenity. Thanks to the considerable effort of the Ranch staff and the individual interest of Rick Carsten, the horse pastures have been dragged on a regular basis and have received timely irrigation. Our pastures have never been better and in fact we have had ample if not over abundant grazing. Ranch staff divided the dry lot into 2 sections which helps with grazing management as do the grazing muzzles many horses have on them. With the mares and geldings separated, there seems to be more harmony in the herd. We currently have 15 horses.

Perhaps the most important improvement relates to trails. When the Master Fishing Plan was approved, it fell upon our consultants to create more access roads to excavate the new streams. These access roads, in turn, became new horse trails after the excavation period. In total, the horse amenity has benefited to the extent of 1.7 miles of new, beautiful riding trails. Further, the five bridges crossing the new streams have enabled riders to seek out new territory to explore. With minor adjustments, these new trails, which do not impact traditional walking and jogging roads, set forth sections of trails for trotting and cantoring. Our horses have already been introduced to the new trails and they love them, especially as more rocky sections are being covered by several inches of freshly chipped deadwood.

The horse amenity has also been the beneficiary of another important gift. Thanks to the agreement with our consultants, irrigation ditches have been newly dug or have been improved to provide the Ranch with a much broader reach of irrigated pastureland and hayfields. These ditches reduce the amount of labor required while they produce more efficient irrigation and a more bountiful hay crop.

The RRF horse amenity is in the process of becoming a major asset of the Ranch. Our horses love their spacious pastures and more potential homeowners are looking at the Ranch because it offers them a convenient place to board and ride their horses. Future plans we hope to address include tack storage options and better facilities to take care of sick horses and for farriers to not have to work in the blazing sun.

Catherine Gros  
Polly Tucker

## FISHING REPORT

From a fishing perspective, the past 12 months have been the most active in the Ranch's history.

The RRF second Master Fishing Plan was executed as outlined....ON TIME, WITHIN BUDGET AND OF THE DESIRED QUALITY. Further, the Ranch has received additional benefits not specifically related to fishing. (See post script)

Funding for the Master Fishing Plan was accomplished by the sale of bonds to interested fisherpeople plus a homeowner assessment voted upon by homeowners the previous April. Funding for the flume/headgate work was provided by our downstream neighbor, Tom Bailey. A financial update on fishing revenue and expense is available at the Ranch Office. Suffice it to say, we are very much on schedule to complete our year as outlined in the Master Fishing Plan.

Excavation began in late September and did not impact existing streams. A "dry cut" was made, bridges were built, irrigation ditches were provided, and trails were opened without disruption to Fall fishing and brown trout spawning. A great amount of "spoils" needed to be disposed of and our hayfields were the beneficiary of thousands of yards of good dirt.

An essential element of the Master Fishing Plan involved the removal of the old measuring flume and replacing it with a larger, properly calibrated flume capable of allowing the Ranch to divert its full water rights under low water conditions. Some excavation work within the River was also done to facilitate our diversion. Operating in conjunction with headgate improvements, the new flume assures the Ranch of having enough water for agricultural, piscatorial, home landscaping consumption and golf course irrigation.

Once the ancillary work was completed, our consultants introduced a limited amount of water into the dry streambeds. This occurred in December 2006. Then, in April, the stream flow was opened to its "standard" flow and the finishing touches were applied to the new streams. That work was followed by a trout stocking program, with the focus placed on the new streams.

The remaining exercise regarding the fishing amenity is an on-going maintenance program. As streambanks grow and encroach on our streams, streamside thinning takes place in a preventative effort to balance cover for the fish with accessibility for the fisherpersons. Along with this activity, an attempt is being made to excavate sub-aquatic growth from our streams. This is an experimental program to determine whether we can remove some of the growth without making the streams sterile of bug life. The program will be evaluated at the end of the summer.

2007 has been an unusually challenging year due to the prolific nature of the hatches combined with the reluctance of trout to fixate on the hatches. On the other hand, a wide variety of flies have been effective even during some of the stronger hatches. One thing has become very clear: the extra stream length has permitted relatively uncrowded fishing, even as the numbers of active fisherpeople continue to grow.

Bug life has established itself very well in the new streams in an extraordinarily short period of time. We have every reason to expect that future hatches will continue to be highly bountiful.

Bob Tucker

Post Script: As is the case with many Ranch projects, the Fishing Master Plan has resulted in benefits which are not confined to fishing alone:

\*Utilizing our water rights for "beneficial purpose" further solidifies our position that we use and need the water we have been decreed.

\*The irrigation of our hayfields has been greatly enhanced by the digging of more efficient irrigation ditches. In fact, the spoils have enabled Ranch staff to generate some additional acreage for hay growing.

\*Four new gates and culverts were installed to provide much more precise control of water flow into ditches and non-fishing streams on the ranch.

\*The 5 new bridges have opened up some of the more remote areas of the Ranch. These bridges are good for horses, farm equipment and general usage such as cycling and walking.

\*The access roads along the sides of the new streams have been a great boom to the horse community. In fact, such additional access has led to the creation of new bridle trails....making riding on the Ranch even more inviting.

# RANCH AT ROARING FORK

## 2007 Drinking Water Consumer Confidence Report For Calendar Year 2006

Public Water System ID # CO0123667

*Esta es información importante. Si no la pueden leer, necesitan que alguien se la traduzca.*

We are pleased to present to you this year's water quality report. Our constant goal is to provide you with a safe and dependable supply of drinking water.

### General Information About Drinking Water

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk of infections. These people should seek advice about drinking water from their health care providers. For more information about contaminants and potential health effects, or to receive a copy of the U.S. Environmental Protection Agency (EPA) and the U.S. Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and microbiological contaminants call the EPA Safe Drinking Water Hotline at 1-800-426-4791.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

- *Microbial contaminants*, such as viruses and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- *Inorganic contaminants*, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- *Pesticides and herbicides* that may come from a variety of sources, such as agriculture, urban stormwater runoff, and residential uses.
- *Organic chemical contaminants*, including synthetic and volatile organic chemicals, which are byproducts of

industrial processes and petroleum production, and also may come from gas stations, urban storm water runoff, and septic systems.

- *Radioactive contaminants*, that can be naturally occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, the Colorado Department of Public Health and Environment prescribes regulations limiting the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration regulations establish limits for contaminants in bottled water that must provide the same protection for public health.

### Our Water Source(s)

Source	Water Type
WELL NO 01.SKINNER WELL	Ground Water

The Colorado Department of Public Health and Environment has provided us with a Source Water Assessment Report for our water supply. You may obtain a copy of the report by visiting [www.cdphe.state.co.us/wq/sw/swaphom.html](http://www.cdphe.state.co.us/wq/sw/swaphom.html) or by contacting GEORGE DOXSEY at 970-963-3500.

Potential sources of contamination in our source water area come from:

The Source Water Assessment Report provides a screening-level evaluation of potential contamination that could occur. It does not mean that the contamination has or will occur. We can use this information to evaluate the need to improve our current water treatment capabilities and prepare for future contamination threats. This can help us ensure that quality finished water is delivered to your homes. In addition, the source water assessment results provide a starting point for developing a source water protection plan.

Please contact GEORGE DOXSEY at 970-963-3500 to learn more about what you can do to help protect your drinking

water sources, any questions about the Drinking Water Consumer Confidence Report, to learn more about our system, or to attend scheduled public meetings. We want you, our valued customers, to be informed about the services we provide and the quality water we deliver to you every day.

### Terms and Abbreviations

The following definitions will help you understand the terms and abbreviations used in this report:

- **Parts per million (ppm) or Milligrams per liter (mg/L)** - one part per million corresponds to one minute in two years or a single penny in \$10,000.
- **Parts per billion (ppb) or Micrograms per liter (µg/L)** - one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.
- **Parts per trillion (ppt) or Nanograms per liter (nanograms/L)** - one part per trillion corresponds to one minute in 2,000,000 years, or a single penny in \$10,000,000,000.
- **Parts per quadrillion (ppq) or Picograms per liter (picograms/L)** - one part per quadrillion corresponds to one minute in 2,000,000,000 years or one penny in \$10,000,000,000,000.
- **Picocuries per liter (pCi/L)** - picocuries per liter is a measure of the radioactivity in water.
- **Nephelometric Turbidity Unit (NTU)** - nephelometric turbidity unit is a measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person.
- **Action Level (AL)** - the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.
- **Treatment Technique (TT)** - A treatment technique is a required process intended to reduce the level of a contaminant in drinking water.
- **Maximum Contaminant Level Goal (MCLG)** - The "Goal" is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- **Maximum Contaminant Level (MCL)** - The "Maximum Allowed" is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.
- **Maximum Residual Disinfectant Level Goal (MRDLG)** - The level of a drinking water disinfectant, below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **Maximum Residual Disinfectant Level (MRDL)** - The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **Running Annual Average (RAA)** - An average of monitoring results for the previous 12 calendar months.
- **Gross Alpha, Including RA, Excluding RN & U** - This is the gross alpha particle activity compliance value. It includes radium-226, but excludes radon 222 and uranium.
- **Microscopic Particulate Analysis (MPA)** - An analysis of surface water organisms and indicators in water. This analysis can be used to determine performance of a surface-water treatment plant or to determine the existence of surface water influence on a ground water well.

### Detected Contaminants

RANCH AT ROARING FORK routinely monitors for contaminants in your drinking water according to Federal and State laws. The following table(s) show all detections found in the period of January 1 to December 31, 2006 unless otherwise noted. The State of Colorado requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year, or the system is not considered vulnerable to this type of contamination. Therefore, some of our data, though representative, may be more than one year old. The "Range" column in the table(s) below will show a single value for those contaminants that were sampled only once. Violations, if any, are reported in the next section of this report.

Note: Only detected contaminants appear in this report. If no tables appear in this section, that means that RANCH AT ROARING FORK did not detect any contaminants in the last round of monitoring.

Organics and Inorganics	Collection Date	Highest Value	Range	Unit	MCL	MCLG	Typical Source
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Organics and Inorganics	Collection Date	Highest Value	Range	Unit	MCL	MCLG	Typical Source
BARIUM	8/8/2002	0.038	0.038	ppm	2	2	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits
CHROMIUM	8/8/2002	7.4	7.4	ppb	100	100	Discharge from steel and pulp mills; Erosion of natural deposits
FLUORIDE	5/12/2004	0.3	0.3	ppm	4.0	4.0	Erosion of natural deposits; Water additive which promotes strong teeth; Discharge from fertilizer and aluminum factories
NITRATE (AS N)	4/12/2006	0.03	0.03	ppm	10	10	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits
NITRATE+NITRITE (AS N)	4/12/2006	0.03	0.03	ppm	10	10	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits

Disinfection By-Products	Date	Average	Range	Highest RAA	Unit	MCL	MCLG	Typical Source
TOTAL HALOACETIC ACIDS (HAA5)	2006	5	5	10	ppb	60.000	N/A	By-product of drinking water disinfection

Lead and Copper	Collection Date	90 <sup>TH</sup> Percentile	Unit	AL	Typical Source
COPPER	2005 - 2007	0.017	ppm	1.3	Corrosion of household plumbing systems; Erosion of natural deposits.
LEAD	2005 - 2007	1.5	ppb	15	Corrosion of household plumbing systems; Erosion of natural deposits

Secondary Contaminants/ Other Monitoring	Collection Date	Highest Value	Range	Unit	Secondary Standard
SODIUM	8/8/2002	9.6	9.6	MG/L	10000

Secondary standards are non-enforceable guidelines for contaminants that may cause cosmetic effects (such as skin or tooth discoloration) or aesthetic effects (such as taste, odor or color) in drinking water. EPA recommends these standards but does not require water systems to comply.

### Health Information About Water Quality

Infants and young children are typically more vulnerable to lead in drinking water than the general population. It is possible that lead levels at your home may be higher than other homes in the community as a result of materials used in your home's plumbing. If you are concerned about elevated lead levels in your home's water, you may wish to have your water tested and flush your tap for 30 seconds to 2 minutes before using tap water. Additional information is available from the Safe Drinking Water Hotline (800)426-4791.

There are no additional required health effects notices.

### Violations

Type	Category	Analyte	Compliance Period
No Violations Occurred in the Calendar Year of 2006			

### Information About the Above Violation(s)

There are no additional required health effects violation notices.

RANCH AT ROARING FORK is required to include an explanation of the violation(s) in the above table and the steps taken to

RANCH AT ROARING FORK, CO0123667

CCR Page 3

**NOISE ABATEMENT COMMITTEE  
REPORT TO ANNUAL HOMEOWNERS MEETING 7/21/07**

**INTRODUCTION**

Those of you in attendance at last years' Homeowners Annual meeting know that as a result of the lengthy discussion on the noise abatement issue here at The Ranch, the need for a Noise Abatement Committee was evident, and a committee was established.

I offered to chair the committee, and board member, Polly Tucker, offered to be on the committee and serve as the liaison to the Board.

Other homeowners who are on the committee:

Ruth Hofpenbeck  
John Colton  
Dennis Reynolds  
Chris Chacos  
Tim Horn  
Bill Worley  
Brian Petitit  
Susie Katz

**MISSION STATEMENT**

To fulfill the mandate of homeowners of The Ranch at Roaring Fork when they voted to sell 18 acres to Mr. Bailey to secure funding for noise abatement projects so as to improve the quality of life, aesthetics and property values at The Ranch at Roaring Fork:

- review all documentation (past and present) related to the Noise Abatement Project.
- research current legislation relating to noise abatement not only in Colorado but throughout the US
- research current noise abatement projects in Colorado and elsewhere (materials, designs, costs, etc.)
- review Highway 82 (from Glenwood Springs to Aspen) noise abatement projects
- make recommendation to The Ranch at Roaring Fork Board based on the Committee's finding

**MEETINGS**

The Committee has held 5 meetings during the past year. The first meetings were devoted to becoming familiar with existing plans, communications and work that had been done on the noise abatement project prior to June 2006.

The committee requested, and Polly Tucker provided us with a Noise Abatement History/timeline to give the committee an overview of the work that had been done.

## **STATUS**

The Committee acknowledges that to get the noise reduction that will prove satisfactory to the Ranch homeowners, it will take a combination of projects: berm, wall, landscaping and resurfacing and speed reduction on Highway 82.

Highway 82 consumed much of our discussion and research:

Members of the committee who live part time in the Phoenix area have experienced the results of Recycled Rubber/asphalt Pavement resurfacing on the Valley freeways. This new surfacing technology can reduce road noise up to 5-8 decibels. Using that technology plus speed reduction could greatly reduce the road noise level at the Ranch.\*

We recognize that highway 82 noise isn't just a RARF concern, and we also recognize that there is power in numbers. Therefore, in order to get CDOT's attention before Highway 82 is scheduled for resurfacing, the committee is initiating a Highway 82 Noise Abatement Coalition consisting of people from Glenwood Springs to Aspen.. A notice of the first meeting time, place and date will be placed in the local newspapers and on a local radio station.

On-going topics for discussion/resolution:

- Review the Ranch 2004 proposed wall plans and make adjustments to meet CDOW (Colorado Department of Wildlife) requirements. Ruth Hofpenbeck has asked a Carbondale landscaping firm to meet with the committee to share their expertise and their sense of our project. That firm recently completed a noise abatement project at the Aspen schools.

- Get cost estimates and feasibility for moving utility pole/lines on the RARF along Highway 82 across the highway (north side of Highway 82)

*\* Cook County & Scottsdale, AZ (The first use of this product in Colorado that we are aware of is a strip of I-70 near Vail*

We have received comments, e-mails and phone calls from many homeowners with their ideas and suggestions for noise abatement, and we appreciate the input that you have given us and encourage you to continue to do so.

The committee is also encouraged by Governor Rill Ritter's appointment of Russell George of Rifle to be executive director of CDOT. We are in hopes that there will be a new philosophy in approval of noise abatement projects such as ours (Which was not accepted by the past CDOT executive director).

It is apparent that nationwide there is great concern and much research is being done on road noise and its affects on safety, health issues, student study habits as well as property values. Laws are being passed at national and state levels mandating the inclusion of "noise abatement" in building roadways. Timing appears to be in our favor in realizing a solution to the RARF noise abatement problem.

Respectfully submitted,

Jo Anne Anderson, Chairman