

2008 Ranch at Roaring Fork Survey Report: April, 2008

Methodology:

Ranch at Roaring Fork (RRF) contracted with Venturoni Surveys & Research, Inc. (VSR) to obtain input from Ranch homeowners. The purpose of the survey was to help determine the future of the community and to assist with developing a vision, purpose and plan to meet the needs of the current owners and to set expectations for all current and future owners of the Ranch at Roaring Fork.

A survey instrument was designed with questions about the importance of the various amenities, feedback on fees, an assessment of current maintenance and operations, and demographic information.

On March 10th, 2008 VSR sent an e-mail to the 160 Ranch homeowners. The e-mail contained a link to the survey and an identification number. Reminder e-mails were sent to anyone who did not respond to the 1st notice. The results of the survey response are displayed in the table below:

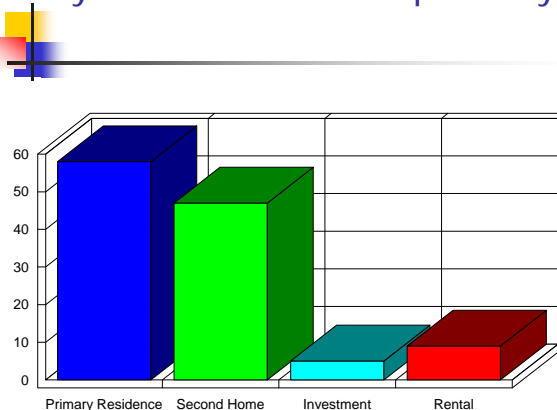
	Ranch Homeowners	Survey Respondents	% Response
RRF	160	119	74.4%

The survey has a margin of error of 4.58% at the 95% confidence level.

Survey Results: Key Findings

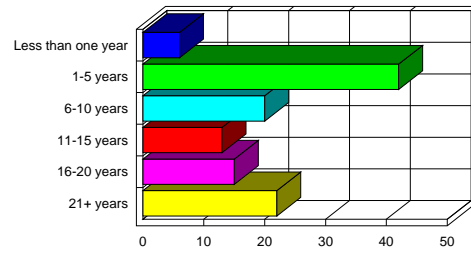
1. In answer to the question "Is your residence used primarily as?" 49% of the survey respondents said Primary Residence, 40% Second Homes, and only 4% Investment and 8% Rental.

Is your residence used primarily as?

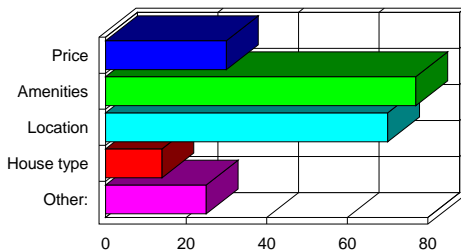


2. The question was followed by one that asked “How long have you owned your property at the Ranch? 36% responded in the category 1-5 years, making it the most frequent response. 19% indicated 21+ years, 13% 16-20 years, and 11% 11-15 years.

How long have you owned your property at the Ranch?



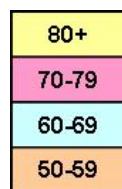
Why did you purchase your property at the Ranch?



3. “Why did you purchase your property at the Ranch?” The most frequent responses were Amenities (65%) and Location (59%).

2008 Ranch at Roaring Fork Survey Assessment

4. Survey respondents were given a list of items to assess using a scale of 1 to 5, with 1=Very Poor and 5 =Very Good. The table on the right displays the percentage of respondents who rated the item a 4 or 5, indicating Very Good. Results are color coded using the scale noted below:



Item:	Rating
Golf Course:Maintenance	87.3
Recreational open space: Trail maintenance	85.6
Recreational open space: Stream maintenance	85.3
Golf Course:Operations	85.3
Staff: Ranch hands performance	81.4
Grounds care (mowing)	81.0
Condition of residential open space	80.5
Staff: Management responsiveness	79.7
Trash services	77.8
Recreational open space: Road maintenance	76.9
Snow removal	72.1
Equestrian Facility: Pasture maintenance	68.7
Recreational open space: Pond maintenance	62.9
Equestrian Facility: Facility condition	56.3
Security: Open Spaces	56.1
Maintenance area condition	54.0
Staff: Colorado Property Management	53.2
Condition of paved roadways	51.7
RV lot condition	49.1
Condominiums: Maintenance	47.9
Strictness of rules enforcement	41.9
Condominiums: Appearance	38.5
Wooden Ranch entrance	38.5
Domestic Water Quality	35.9

5. "Please rate the following items in terms of their importance to the overall Ranch Package". The table on the right displays the results for this question, with "Recreational open space receiving the highest rating (97.5%)."

2008 Ranch at Roaring Fork Survey Importance



Item:	Rating
Recreational open space	97.5
Hiking trails	92.4
Fishing waterways	91.5
Nature preserve	89.1
Golf Course	73.1
Equestrian Facility	50.4
Tennis courts	49.6
Maintenance area/RV lot	47.8

Numbers reflect the percent of respondents who rated the item a 4 or 5 on a 5 point scale. (Not Important to Very Important)

90+
80-89
70-79

6. "Please indicate your opinion on the following Ranch fees." In this case, higher scores indicate a rating of "Too High". Condominium Dues received the highest rating (35.6%), followed closely by Golf (34.2%) and the common Operating Dues at 31.6%.

2008 Ranch at Roaring Fork Survey Ranch Fees



Item:	Rating
Condominium Dues (\$198/month)	35.6
Golf (\$204/year)	34.2
Common Operating Dues (\$166/month)	31.6
Fishing (\$200/year)	25.7
RV Lot (\$120/year)	19.4
Equestrian (\$1500/year boarding, \$400/year hay)	17.2
Operations Reserve Funding (\$50/month)	15.0
Condominium Reserve Funding (\$30/month)	14.6

Numbers reflect the percent of respondents who rated the item a 4 or 5 on a 5 point scale. (Too Low to Too High)

30+
20-29
10-19

7. “Please rank the following possible development items in order of preference. #1 will be your top priority and #7 will be your lowest priority.” The Sound Wall was rated the #1 priority followed by the Ranch Entrance at the #2 position.



**2008 Ranch at Roaring Fork Survey
Priorities**

Item:	Average	Rating
Sound Wall	3.16	1
Ranch Entrance	3.59	2
Tennis courts renovation	3.78	3
Relay Station as Residential	4.45	4
Golf shop	4.51	5
Skeet range renovation	4.94	6
Relay Station as Commercial	5.17	7

Numbers reflect average scores
Lower numbers represent higher priorities

The following pages contain a copy of the internet survey questions (pages 5-8), detailed survey results (pages 9-16), 29 pages of write-in comments from the survey respondents (pages 17-45) and PowerPoint Slides of the results (pages 46-62).

2008 Ranch at Roaring Fork Survey



1. The Ranch is a special community that has been finding its place as one of the most highly-desirable and enjoyable areas in which to live. Through its evolution since 1972 the Ranch has become many things to different people, which has added to its charm and made Ranch leadership more challenging. The purpose of this survey is to help determine the future of this community and to assist with developing a vision, purpose and plan to meet the needs of current owners and to set expectations for all current and future owners of the Ranch at Roaring Fork. Please answer these survey questions and then press the submit button at the end. Thank you!

2. Please enter the identification number you received in your e-mail. The code is used to ensure your response is received. Your survey responses will remain confidential.

3. Is your residence used primarily as? (Please choose only one)

- Primary Residence
- Second Home
- Investment
- Rental

4. How long have you owned your property at the Ranch?

- Less than one year
- 1-5 years
- 6-10 years
- 11-15 years
- 16-20 years
- 21+ years

5. Where do you own at the Ranch?

- Stagecoach Lane
- Stagecoach Drive
- Stagecoach Circle
- Ranch Creek Lane
- Surrey Street
- Rainbow Court
- Brown Court
- Condominium

6. Please estimate the total number of days you used, or occupied your Ranch residence in the past 12 months

- 1-7
- 8-14
- 15-29
- 30-59
- 60-89
- 90-119
- 120-299
- 300+

7. Why did you purchase your property at the Ranch?

Price

Amenities

Location

House type

Other:

8. What is your current assessment of the following: Please use a scale of 1 to 5. 1=Very Poor and 5 = Very Good

	Very Poor			Very Good
9. Strictness of rules enforcement	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
10. Wooden Ranch entrance	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
11. Condition of paved roadways	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
12. Condition of residential open space	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
13. Trash services	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
14. Snow removal	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
15. Grounds care (mowing)	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
16. Domestic Water Quality	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
17. Security: Open Spaces	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
18. Condominiums: Maintenance	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
19. Condominiums: Appearance	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
20. Recreational open space: Trail maintenance	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
21. Recreational open space: Road maintenance	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
22. Recreational open space: Stream maintenance	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
23. Recreational open space: Pond maintenance	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
24. Maintenance area condition	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
25. RV lot condition	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
26. Golf Course:Operations	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
27. Golf Course:Maintenance	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
28. Equestrian Facility: Pasture maintenance	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
29. Equestrian Facility: Facility condition	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
30. Staff: Management responsiveness	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
31. Staff: Ranch hands performance	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5
32. Staff: Colorado Property Management	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4 <input type="radio"/> 5

33. Please use this space to submit any clarifications or suggestions you have regarding your assessment ratings above:

34. For Condominium Owners: Would you approve \$15,000 in a one time expenditure to retain a professional in order to complete a long-range remodeling plan for the condos? (Note: This is \$250.00 per condo x 60 condos for a total of \$15,000)

Yes

No

Why?

35. For ALL Ranch Homeowners: Employee retention is a major concern in the valley, how many employee housing units, to be used for Ranch staff, would you be willing to fund?

0

1

2

3

4+

36. Please rate the following items in terms of their importance to the overall Ranch Package. Please use a scale of 1= Not Important to 5 = Very Important

	Not Important		Very Important		
37. Recreational open space	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
38. Golf Course	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
39. Equestrian Facility	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
40. Maintenance area/RV lot	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
41. Hiking trails	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
42. Fishing waterways	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
43. Tennis courts	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
44. Nature preserve	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5

45. Ranch Homeowner Fees: Please indicate your opinion on the following Ranch fees. (Current fees are noted in parentheses) A rating of 1 = Too Low and a rating of 5 = Too High

	Too Low		Too High		
46. Golf (\$204/year)	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
47. Fishing (\$200/year)	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
48. Equestrian (\$1500/year boarding, \$400/year hay)	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
49. RV Lot (\$120/year)	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
50. Operations Reserve Funding (\$50/month)	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
51. Common Operating Dues (\$166/month)	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
52. Condominium Reserve Funding (\$30/month)	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
53. Condominium Dues (\$198/month)	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5

54. Please use this space to submit any comments or suggestions you have regarding fees.

55. Please rank the following possible development items in order of preference. #1 will be your top priority and #7 will be your lowest priority

Rank The Following Choices as >> One answer in each row and column	1st	2nd	3rd	4th	5th	6th	7th
Relay Station as Commercial	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Relay Station as Residential	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ranch Entrance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sound Wall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis courts renovation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Skeet range renovation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Golf shop	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

56. Which of the following statements most accurately reflects your intended future use of your Ranch residence for the next 5-10 years? (Please check all that apply)

- Increase my personal use of the residence
- Sell the residence
- Use the residence as a full time rental unit
- Use the residence as a part time rental unit
- Retire to the Ranch and use as retirement residence
- Renovate the residence
- Become a full time resident
- Other:

57. What would cause you to leave the Ranch?

<input type="text"/>

58. What is your family status?

- Single, no children
- Single, with children
- Single, children no longer at home
- Couple, no children
- Couple, with children
- Couple, children no longer at home
- Other:

59. What is your age?

- under 20
- 20-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- Over 75

60. Please indicate if your Annual Household Income is:

- \$0-14,999
- \$15,000 - 34,999
- \$35,000 - 49,999
- \$50,000 - 74,999
- \$75,000 - 99,999
- \$100,000 - 149,999
- \$150,000 -199,999
- \$200,000 - 299,999
- \$300,000 - 499,999
- \$500,000 - 999,999
- \$1,000,000+

61. Please share any suggestions or recommendations you have to improve the Ranch:

<input type="text"/>

62. Thank you for filling out this survey! You can scroll back to any of the questions if you wish to modify your answers. When you are ready to submit your survey response please click on the button below. Only one response will be entered for each ID number so please do not submit multiple responses.

Number		Frequencies	Response Options
3	Is your residence used primarily as? (Please choose only one)	58 48.74% 47 39.50% 5 4.20% 9 7.56%	Primary Residence Second Home Investment Rental
4	How long have you owned your property at the Ranch?	6 5.08% 42 35.59% 20 16.95% 13 11.02% 15 12.71% 22 18.64%	Less than one year 1-5 years 6-10 years 11-15 years 16-20 years 21+ years
5	Where do you own at the Ranch?	24 20.17% 20 16.81% 9 7.56% 10 8.40% 17 14.29% 1 0.84% 2 1.68% 36 30.25%	Stagecoach Lane Stagecoach Drive Stagecoach Circle Ranch Creek Lane Surrey Street Rainbow Court Brown Court Condominium
6	Please estimate the total number of days you used, or occupied you Ranch residence in the past 12 months	7 5.98% 2 1.71% 9 7.69% 17 14.53% 12 10.26% 6 5.13% 15 12.82% 49 41.88%	1-7 8-14 15-29 30-59 60-89 60-119 120-299 300+
7	Why did you purchase your property at the Ranch?	30 25.21% 77 64.71% 70 58.82% 14 11.76% 25 21.01%	Price Amenities Location House type Other:
What is your current assessment of the following: Please use a scale of 1 to 5. 1=Very Poor and 5 = Very Good			
9	Strictness of rules enforcement	6 5.13% 12 10.26% 50 42.74% 38 32.48% 11 9.40%	1 Very Poor 2 3 4 5 Very Good

Number		Frequencies	Response Options
10	Wooden Ranch entrance	14 11.97% 20 17.09% 38 32.48% 24 20.51% 21 17.95%	1 Very Poor 2 3 4 5 Very Good
11	Condition of paved roadways	1 0.85% 13 11.02% 43 36.44% 48 40.68% 13 11.02%	1 Very Poor 2 3 4 5 Very Good
12	Condition of residential open space	2 1.69% 4 3.39% 17 14.41% 53 44.92% 42 35.59%	1 Very Poor 2 3 4 5 Very Good
13	Trash services	1 0.85% 6 5.13% 19 16.24% 41 35.04% 50 42.74%	1 Very Poor 2 3 4 5 Very Good
14	Snow removal	2 1.80% 5 4.50% 24 21.62% 44 39.64% 36 32.43%	1 Very Poor 2 3 4 5 Very Good
15	Grounds care (mowing)	2 1.72% 2 1.72% 18 15.52% 43 37.07% 51 43.97%	1 Very Poor 2 3 4 5 Very Good
16	Domestic Water Quality	15 12.82% 31 26.50% 29 24.79% 32 27.35% 10 8.55%	1 Very Poor 2 3 4 5 Very Good
17	Security: Open Spaces	5 4.39% 15 13.16% 30 26.32% 42 36.84% 22 19.30%	1 Very Poor 2 3 4 5 Very Good

Number		Frequencies	Response Options
18	Condominiums: Maintenance	0	0.00% 1 Very Poor
		10	10.42% 2
		40	41.67% 3
		31	32.29% 4
		15	15.63% 5 Very Good
19	Condominiums: Appearance	4	3.67% 1 Very Poor
		25	22.94% 2
		38	34.86% 3
		29	26.61% 4
		13	11.93% 5 Very Good
20	Recreational open space: Trail maintenance	1	0.85% 1 Very Poor
		0	0.00% 2
		16	13.56% 3
		58	49.15% 4
		43	36.44% 5 Very Good
21	Recreational open space: Road maintenance	1	0.85% 1 Very Poor
		2	1.71% 2
		24	20.51% 3
		47	40.17% 4
		43	36.75% 5 Very Good
22	Recreational open space: Stream maintenance	2	1.72% 1 Very Poor
		5	4.31% 2
		10	8.62% 3
		45	38.79% 4
		54	46.55% 5 Very Good
23	Recreational open space: Pond maintenance	5	4.31% 1 Very Poor
		5	4.31% 2
		33	28.45% 3
		41	35.34% 4
		32	27.59% 5 Very Good
24	Maintenance area condition	2	1.77% 1 Very Poor
		8	7.08% 2
		42	37.17% 3
		42	37.17% 4
		19	16.81% 5 Very Good
25	RV lot condition	4	3.57% 1 Very Poor
		13	11.61% 2
		40	35.71% 3
		36	32.14% 4
		19	16.96% 5 Very Good

Number		Frequencies	Response Options
26	Golf Course:Operations	1	0.92% 1 Very Poor
		3	2.75% 2
		12	11.01% 3
		43	39.45% 4
		50	45.87% 5 Very Good
27	Golf Course:Maintenance	0	0.00% 1 Very Poor
		3	2.73% 2
		11	10.00% 3
		38	34.55% 4
		58	52.73% 5 Very Good
28	Equestrian Facility: Pasture maintenance	1	1.01% 1 Very Poor
		3	3.03% 2
		27	27.27% 3
		43	43.43% 4
		25	25.25% 5 Very Good
29	Equestrian Facility: Facility condition	6	6.25% 1 Very Poor
		2	2.08% 2
		34	35.42% 3
		31	32.29% 4
		23	23.96% 5 Very Good
30	Staff: Management responsiveness	2	1.69% 1 Very Poor
		10	8.47% 2
		12	10.17% 3
		39	33.05% 4
		55	46.61% 5 Very Good
31	Staff: Ranch hands performance	0	0.00% 1 Very Poor
		1	0.88% 2
		20	17.70% 3
		45	39.82% 4
		47	41.59% 5 Very Good
32	Staff: Colorado Property Management	4	3.60% 1 Very Poor
		13	11.71% 2
		35	31.53% 3
		38	34.23% 4
		21	18.92% 5 Very Good
34	For Condominium Owners: Would you approve \$15,000 in a one time expenditure to retain a professional in order to complete a long-range remodeling plan for the condos? (Note: This is \$250.00 per condo x 60 condos for a total of \$15,000)	21	46.67% Yes
		19	42.22% No
		28	62.22% Why?

Number		Frequencies	Response Options
35	For ALL Ranch Homeowners: Employee retention is a major concern in the valley, how many employee housing units, to be used for Ranch staff, would you be willing to fund?	61 58.10%	0
		22 20.95%	1
		17 16.19%	2
		4 3.81%	3
		1 0.95%	4+

Please rate the following items in terms of their importance to the overall Ranch Package. Please use a scale of 1= Not Important to 5 = Very Important

37	Recreational open space	0 0.00%	1 Not Important
		0 0.00%	2
		3 2.52%	3
		15 12.61%	4
		101 84.87%	5 Very Important
38	Golf Course	0 0.00%	1 Not Important
		4 3.36%	2
		28 23.53%	3
		44 36.97%	4
		43 36.13%	5 Very Important
39	Equestrian Facility	16 13.68%	1 Not Important
		10 8.55%	2
		32 27.35%	3
		29 24.79%	4
		30 25.64%	5 Very Important
40	Maintenance area/RV lot	7 6.09%	1 Not Important
		16 13.91%	2
		37 32.17%	3
		29 25.22%	4
		26 22.61%	5 Very Important
41	Hiking trails	1 0.84%	1 Not Important
		1 0.84%	2
		7 5.88%	3
		30 25.21%	4
		80 67.23%	5 Very Important
42	Fishing waterways	2 1.69%	1 Not Important
		2 1.69%	2
		6 5.08%	3
		16 13.56%	4
		92 77.97%	5 Very Important
43	Tennis courts	10 8.40%	1 Not Important
		16 13.45%	2
		34 28.57%	3
		34 28.57%	4
		25 21.01%	5 Very Important

Number		Frequencies	Response Options
44	Nature preserve	1 0.84%	1 Not Important
		2 1.68%	2
		10 8.40%	3
		25 21.01%	4
		81 68.07%	5 Very Important

Ranch Homeowner Fees: Please indicate your opinion on the following Ranch fees. (Current fees are noted in parentheses) A rating of 1 = Too Low and a rating of 5 = Too High

46	Golf (\$204/year)	4 3.51%	1 Too Low
		6 5.26%	2
		65 57.02%	3
		19 16.67%	4
		20 17.54%	5 Too High
47	Fishing (\$200/year)	4 3.54%	1 Too Low
		14 12.39%	2
		66 58.41%	3
		15 13.27%	4
		14 12.39%	5 Too High
48	Equestrian (\$1500/year boarding, \$400/year hay)	4 4.60%	1 Too Low
		18 20.69%	2
		50 57.47%	3
		9 10.34%	4
		6 6.90%	5 Too High
49	RV Lot (\$120/year)	11 10.68%	1 Too Low
		12 11.65%	2
		60 58.25%	3
		10 9.71%	4
		10 9.71%	5 Too High
50	Operations Reserve Funding (\$50/month)	4 3.54%	1 Too Low
		18 15.93%	2
		74 65.49%	3
		8 7.08%	4
		9 7.96%	5 Too High
51	Common Operating Dues (\$166/month)	1 0.88%	1 Too Low
		6 5.26%	2
		71 62.28%	3
		25 21.93%	4
		11 9.65%	5 Too High
52	Condominium Reserve Funding (\$30/month)	7 7.87%	1 Too Low
		14 15.73%	2
		55 61.80%	3
		6 6.74%	4
		7 7.87%	5 Too High

Number		Frequencies	Response Options
53	Condominium Dues (\$198/month)	2 2.30% 9 10.34% 45 51.72% 14 16.09% 17 19.54%	1 Too Low 2 3 4 5 Too High
56	Which of the following statements most accurately reflects your intended future use of your Ranch residence for the next 5-10 years? (Please check all that apply)	53 45.30% 7 5.98% 7 5.98% 4 3.42% 22 18.80% 31 26.50% 11 9.40% 32 27.35%	Increase my personal use of the residence Sell the residence Use the residence as a full time rental unit Use the residence as a part time rental unit Retire to the Ranch and use as retirement residence Renovate the residence Become a full time resident Other:
58	What is your family status?	13 11.11% 2 1.71% 10 8.55% 20 17.09% 19 16.24% 50 42.74% 5 4.27%	Single, no children Single, with children Single, children no longer at home Couple, no children Couple, with children Couple, children no longer at home Other:
59	What is your age?	0 0.00% 0 0.00% 5 4.24% 15 12.71% 16 13.56% 49 41.53% 22 18.64% 11 9.32%	under 20 20-24 25-34 35-44 45-54 55-64 65-74 Over 75

Number		Frequencies	Response Options
60	Please indicate if your Annual Household Income is:	2	2.50% \$0-14,999
		2	2.50% \$15,000 - 34,999
		2	2.50% \$35,000 - 49,999
		7	8.75% \$50,000 - 74,999
		15	18.75% \$75,000 - 99,999
		21	26.25% \$100,000 - 149,999
		9	11.25% \$150,000 - 199,999
		8	10.00% \$200,000 - 299,999
		6	7.50% \$300,000 - 499,999
		6	7.50% \$500,000 - 999,999
		2	2.50% \$1,000,000+

Responses for Open Ended question # 7 - Why purchase

Get out of Vail; neighbors at Ranch

Fly fishing

Potential retirement home or home for our children

fishing

View

All of the above

Fishing

Fishing

open space

25 years ago it was affordable

mountain investment

fishing

Fishing

Fishing, golf.

For the fishing

A, BUT NOW THAT HAS GONE DOWN HILL AS GOOSE HUNTING, FREE RV STORAGE, FISHING, GOLF SKEET... This

plan to retire there ASAP

Fishing

waterfront Ranch location

Near Aspen and place we could have our dog.

Fishing, hiking, friendly people.

trees & yard

Fishing

Responses for Open Ended question # 33 - Write-in -assessment

Although our unit is a rental, we use the ranch monthly for fishing, biking. We completely remodeled the inside and landscaped the outside to include flag stone patio

I think there are an excessive amount of lights in and around the condos, they should be motion detection lights, 6 mo the condos are empty. That would cut down on the huge electric bill the condos have and be environmentally conscious. I think its crazy to have these trash cans by the condo doors when the access to the dumpster is so close. In my opinion its asking bears to dinner.

We are building and will be moving in this April so we have not lived in the Ranch and therefore do not have opinions on some of the above.

The rules and their enforcement are too rigid and impersonal. Apparently all one has to do is inform the Ranch manager that they don't like such and such and then a letter is sent out informing the homeowner that they are out of compliance. Ranch manager says he can not divulge who complained or why. Anonomous complaints create an unpleasant place to live.

I think the open space tends to be maintained too much. It should be let go a bit. Allow those adventurous fisherman an opportunity to find a sweet spot. Allow a more wild feel for wildlife and those up for a more rustic experience. Spend money and time on the residential roads and active amenities. Put in a basketball hoop!!!!

I have seen a lot of inconsistantcies with enforcement of rules. I don't believe they have to be extremely strict and maybe the rules need to be looked at again and voted on. Our ranch manager does not always respond to problematic situations which is why many of us here do not feel he is a good manager. Dog issues have not been dealt with in the past as he feels it is up to neighbors to resolve issues. I have always been disappointed with our tennis courts and quit playing here due to lack of maintenace or new court resurfacing, etc. Certain amenities get higher priority than others. I would like to see a job description for our ranch manager and how much he is paid.

Roads and trails could be graded better and have gravel or roadbase added to them annually. Road base and gravel are \$11.00 or \$12.00 a ton and the pit is right across the street. The highest cost would be trucking.

The water quality needs to be maintained through out the summer season when water demand is high, most likely due to lawn irrigation, seeing as the problem clears up after everyone turns off their irrigation for the year.

As I'm not there on a daily basis, I don't feel well qualified to fill out the questionnaire. On the whole, I'm satisfied with what I know of the operation, and I do read the newsletter faithfully. Usually staff and management have been helpful, but last fall I couldn't get anyone to take an interest in a big water leak that perhaps should have been ranch responsibility. I ended up having it repaired myself.

When are we going to see improvements to the Ranch Entrance - long overdue.

Not being a resident, I am unable to answer most of these questions with a lot of knowledge. So please don't put a lot of credence in these answers. The house has never been occupied by our family since it was built and purchased. In general, we are very happy with the maintenance of the ranch. thank you

monthly dues are so expensive!

There needs to be guidelines clarified in the enforcement of the rules and regulations. A structure of when/who/how often 'sweeps' of the neighborhoods needs to be addressed and made public to the homeowners. A feeling of favoritism from the board and ranch employees is becoming obvious and causing frustration. This needs to be addressed and eliminated

Entryway is a major eyesore. We need to use Bailey funds that will never be used for the soundwall to plant trees and redo the entryway.

I think there are too many signs at the ranch entrance. we need to have just one sign, not 3 right off the highway! Can anything be done about all the algae in the streams and pond?

The dues need to be used more effectively; no more expensive waterway expansion without taking care or more important problems first. IE sound abatement, Tennis courts, (improve them or remove them). Fix up the appearance of the neighborhood, Encourage remodels and improvements of the homes, the first thing people see, not the open space, it's in great shape and has been. Reduce or eliminating fishing badge prices and golfing fees for residents who pay healthy HOA dues to fund and maintain these projects anyway.

I believe the Ranch is managed very well. I would like to see the monthly payments not increase over the years. I feel that the main entrance is fine and does not need to be re-modeled. We have enough new streams on the ranch and no new streams are needed. If we are voting to help fund housing for employees I first want to know the cost. My vote for 0 shows that we need to first know the cost. I do not want to see our monthly dues increasing.

Items not rated are things we don't use and have no way to assess performance.

Not a horse person, therefore am not able to evaluate. Staff hands performance s/b Doc's eval. I can't tell if they do the job. Same for Prop. Management. That is a Board eval. Patrolling of fishing amenity during summer needs to be stepped up. This is an unreasonable request I am sure.....but we have a lot of boaters who abuse our Ranch private property rights by beaching their boats. Can't we do something? It is only going to get worse in year's to come. We used to be able to fish the river without interruption. Now flotillas...literally....float through our property. Can't stop that, but the ones that get stuck in low water levels and have to get out of their boats to push their crafts through low water areas and over shelves that are exposed are trespassing!

Condo exterior not totally restored after windstorm.

I know that the entrance is a big topic of conversation and I need to say that I like the entrance. I think it could be cleaned up and enhanced, but not to the extent that some members of the board want it enhanced. I do not want a gated community! I do not want to live at a place like Aspen Equestrian Estates or Aspen Glen, that is why we live here. I cannot stress this point enough. I want this property to remain "ranch-like" and user friendly. I have found that certain owners "take priority" over others when it comes to the attention of our ranch management. The nicer owners get put off until a later date because the owners that hassle the manager get taken care of first. This is an irritation.

If anything, there is an excess of rule enforcement and excess of snow removal.

#9 - Rules should be enforced across the board. If some homeowners are fined for leaving their trash receptacles outside, others are leaving great quantities of boxes, old appliances etc. stored outside their homes - giving the ranch a "ghetto" appearance.

LARGE EXPENSE OF DOMESTIC WATER SYSTEM, AND WE STILL CAN'T DRINK IT, AND IT IS LOADED WITH CHLORINE. SIGNIFICANT "PUBLIC" USE OF OUR PROPERTY, TO WHICH WE TAKE OFFENSE BECAUSE THEY ARE NOT PAYING TO MAINTAIN IT. CPMG UNNECESSARY. TOO MUCH ADMINISTRATIVE EXPENSE FOR WHAT WE GET FROM THEM. ACCOUNTING SHOULD BE DONE IN-HOUSE!!!!!! RV LOT SHOULD BE FREE TO OWNERS, WE HAVE ENOUGH PROPERTY TO DO SO. ENTRANCE IS FINE UNTIL WE ADDRESS NEEDS(WATER/SEWER LINES, GOLF COURSE IRRIGATION, WATERWAY MAINTENANCE, HAYFIELD MAINTENANCE/WATER RIGHT JUSTIFICATION/RETENTION.

Plowing of snow when we have such a big snowfall year is not the same as it has been in past years. It doesn't seem that the ranch staff has the necessary skills that we had when we did get large snowfall years in the past. For instance, some lawns have been traumatized by the way the plowing was done this year. Also, with homeowners clearing their own driveways in the past the Ranch staff who plowed would come back and plow out the load of snow left from their plowing in each driveway. I believe there is a certain skill one develops in plowing. The asphalt roads do need attention but I don't have a sense of where the Ranch is at financially to attend to them other than the crack and seal that has been done over the years. It seems that we are outsourcing so much now then we have done in the past but the dues continue to go up. About the Ranch Rules: I drive into the Ranch on a daily basis and one of the homes on the corner where I drive in to has boxes all over the front porch, now there is an appliance out in front of the garage, this is not a new development as it has been going on for the years that the resident has lived in the home. You would think that the owner would clean up the area since I would assume they have paid multiple fines. Since the homeowner is a sweet person and has been on the board and has a good relationship with homeowners are we letting this slip by. The other thing was we got noticed a few years back from parking vehicles next to our driveway but the homeowner behind us continues to park vehicles on the lawn and of course the lawn has turned to dirt and now they have put a little gravel down, what's the deal here.

i think some of the rule enforcement is ridiculous. Common sense is not utilized under the auspicious of we are following the rules. Also Would like the punch pass to come back for golf. What truly bothers me the most about the ranch is the vocal minority stir up alot of problems when in reality i think they are the problem. The board and the management tip toe around them and dont confront them and let them know to stop wasting peoples time and to not look for the littlest things to worry about.

17. Common space too easily accessed by the public. Fisherpersons do not display badge correctly so it is hard to tell if someone is fishing without one. Dogs not on leash or under voice control are a threat. 9.Dog owners do not pick up after their dogs on paths, ie south of maintenance barn after snow melts is bad.

answers take into acct monthly assessment...i.e. staff is doing a good job of running the place on a tight budget.

Water smell is terrible and should be addressed ASAP. Doc and his crew do an excellent job and are very responsive to our needs and maintaining the Ranch.

The property management company made several mistakes on my account and were very hard to get someone on the phone.

I think the snowplowing is poor in the winter. Not plowed very early in the day and driveways are plowed in everytime it snows. Had some small tree plowed over this winter also. Tough winter to plow but this area could be improved. Can we beautify the areas along the highway too by the entrance? Throw some grass seed down or some wild flower seed?

i have only leave there for less than a year and so far everythings been good.

Regarding trash, the condos need to have recycling.

I don't use the Equestrian facilities so my answers above are a guess

Need to eliminate year round individual trash cans for condos! Golf course never been so well kept. Condo landscapes need more care. Equestrian and RV fees need to be higher. Need to better control parking in condo areas (particularly from renters with excessive numbers of poorly maintained, heaps!

#9. We have noticed a discrepancy on who gets notification of rules broken and who doesn't. 10. We feel that this is a RANCH and the entrance is more than adequate. We like the rustic appearance...most ranches have an entrance similar to ours. 14. When they remove the snow, they put snow into the entrance of our drive...after we have already cleaned it off. As much as two or more feet is put onto our driveway. 17. We feel that owners are giving the code to non-owners and it is difficult to tell who belongs out there and who doesn't. Renters for weekends and/or more lengthy times should have to have a special PLATE placed on the back window of their car...this could be picked up and returned at the Golf shop or the Ranch Office. And, all owners should have a bar- coded key to unlock the gate. 21. During the "muddy" season ranch vehicles need to stay off dirt roads and trails as much as possible. 23. Need to maintain adequate water levels in the ponds. 26. The gold course should not be operating at a monetary loss. The formula for revenue sharing needs to be changed. The manager should share in a season's PROFIT NOT revenue! 30. Calls and e-mail are not returned or acknowledged. Communications (although this has been requested) such as Board & Committee meetings and agendas should be sent via e-mail to all homeowners JUST as you did when you sent this survey to us. ALTHOUGH, there are homeowners who did not receive the survey and they are homeowners who have e-mail addresses. Two of our neighbors in the Ranch Creek area did not get the survey. 32. They were not notifying homeowners and following up on violations.

CPM NEEDS TO KNOW THAT A TRUCK IS A TRUCK PERIOD. IF A CAMPER IS ON THE BED OF A TRUCK IT IS ATT. TO THAT VH INS. RV'S ARE TRAILERS OR MOTER HOMES. Our road is the narrowest at the ranch and we want the fire marshall to address this now since we have not been able to get this done thru Doc and ranch com.

Overall, the quality of maintenance and services is good enough to not warrant major dues increases or assessments to improve them.

In our opinion the Ranch looks great, but the word is out that it is a great place to recreate. We see poachers almost everyday and talk with them. Most of them say that their resident friends said they can use the property. Some ponds should be dredged this year. The grass in the trout streams has been very bad the last 2 years and takes the fun out of nymphing for most of the summer/fall season.

While the condo grounds maintenance is quite good, the condo exteriors-- siding, stairs, paint, etc.--are badly in need of update and repairs. The condo roofs are also in need of replacement, and soon! An upgrade in the condo exteriors would greatly enhance the overall attractiveness of the property.

for the resources allocated, the staff does a fabulous job

Too much vegetation in river and lakes. I would like to see dumpster moved from middle of lawn. Put it in a paved section away from condos.

The condition of the Ranch common areas could be greatly improved if the Ranch stopped wasting money on the noise abatement issue. Hold another vote and the owners can change the intended use of the money received from Tom Bailey for the land that he bought. The noise barrier is not going to happen.

1) unnecessary snow plowing, ie not enough snow to plow .2) roads and trails were better soft dirt. 3) wilds need to stay wild.

Water runoff ponds at the entrance to Condo No. 103 due to very poor drainage in this area. Also, concrete on walkway between carport and front door to Nos. 103/104 is cracked up beyond just repair. I have mentioned this to Ranch Manager and was told that lots of that condition exists at other condos. Inspection does not support this.

9. Rule enforcement needs to be balanced with tolerance, individual standards and life styles vary

Responses for Open Ended question # 34 - Condo: Architect

What would remodeling cost us?

our dues are too high, special assesments are always popping up. Use the Bailey money

I would want further information on what the professional is going to do. Will it make the condos more energy effecient?Who choses the professional. More info

Given the diverse ownership/use, no such plan is remotely feasible.

not condo owner

it is apparent from looking at the exterior condition what need to be done

The condos were built in the '70's. The construction was not the best . However, I would like to know what the plan is for the money use. \$15,000 is not very much for long range remodeling. The siding is outdated and needs up dated.

other priorities

Not applicable

Our "yes" assumes that this is for exterior appearance.

Maybe..Need more info.

unnecessary

That's my question . WHY ! WHAT LONG RANGE REMODELING

Condos are old and faling apart. Need a long range plan.

Put more detail on this & I might support it.

What is being considered for remodeling?

need improvment but condo fees high already

Would add dramaticly to the value if exteriors were remodelled

We just paid a \$600 assess!! We don't need an outside party to tell us what to do with our units???

If the study is done, it will likely lead to major capital assessment

Many owners are remodeling and upgrading the interior of their units. Considation should be given to enhancing the exterior of the units.

see comments above

I would want to know in advance what the range of expense per condo folks have in mind, how that expense would be allocated, timing, and whether a majority of condo owners would support such a remodeling.

It would have to be explained and justified.

It's a waste of money. A little common sense is all that is needed, not a "professional".

A professional in this area could recommend anything from tearing down and rebuilding to a utopian upgrade. I feel that a professional remodeling plan would have to get owner approval guidelines or the recommendations could become cost prohibitive.

Not Necessary

Responses for Open Ended question # 54 - Comments - fees

expenses have been reduced (insurance), CPMG is now doing the books which are very slow to come. CPMG is a big expense, yet we saw no reduction in salary or increase in performance from person who was doing the job. Condo ground maintenance is POOR-too many weeds. Reduce the fees, release Bailey fund money for improvements.

#53- aren't the condo dues 500.00 a month and that is absurdly high

If there were better financial oversight and management, the condo/common operations dues would be lower and we'd get more for our money. As it is, those dues have probably increased more than 40% in the last few years, but with no proportional increase in benefits. Did the golf course really lose lots of money in 2007, because some one did not know how to prepare a profit-sharing contract with Tom Vail???

Without going over the budget and knowing more about projected capital expenses and operating costs it is hard to have an opinion on the fees.

the condominiums are bordering on detracting from the rest of the community...they really need a face lift. the tennis court should be converted to a more useful space that is less cost to maintain in the future.

I do not know the difference between operating dues and condo dues. The fishing badges are \$200 each for the first two; \$600 for the third and \$1,000 for the fourth'

Our Monthly dues has always included golf etc. If we now have to pay more, I'll never play there again.

On #55- If "tennis court renovation" means tennis court development I am strongly opposed.

With all the Assets at the Ranch's Disposal it seems fees should not have to be raised - rather sell some of the available Lots.

It is the highest hoa for non-condominiums (in this price range) that I know of. I'm not sure why it so high.

No one likes to pay fees. Yet it is a necessary evil. The monies for fees has to be maintained at a level that the common area is kept updated. Expenses are rising in the valley especially labor cost. The board should look long term on maintaining the Condos in particular. A total siding project, for example, would cost less now than later. Be creative and look past ones nose. The money that the complex recieved for the burm install is still sitting somewhere, over 5 years now, with no projected completion date.

A majority of the items listed above were initially paid for with homeowner funding and now we are being charged on top of that to use what we already paid for. There have been numerous rights already taken away (sneet range for example) with no proper explanation and inaccurate facts of the history of the facilities being presented by the board. It is unacceptable. Many residents are being driven out by second homeowners where money is not an issue and the increasing amenity cost is not a factor - I hate to see this happen because the character and backbone of the ranch is being pushed out as well.

Need better long range plan before changing reserve funding

It seems like our fees are getting too high. I'm okay paying what we pay, but I really don't want them to go up more. I think the golf should be free for the ranch residents as it has always been. It doesn't seem like the residents use it that much anyway.

We do not fish or golf because the cost is too high. We would fish if the cost is lower. We have lived here for 23 years and have been priced out.

Punitive Fees for 4 badge fishing are tiresome

I pay \$540.14 per month. That is \$6,481.68 per year. In the Condo's I am not sure I get that kind of Value. Seems that this goes up every year at a greater rate than inflation. I don't understand 50-54. They don't add up to what I pay per month. I also don't understand the logic of the golf course. Currently the majority of golf rounds appear to be outsiders. The arrangement with costs is not communicated well (or at all). What is the \$204 per year? I would like to play golf with my grandchildren and the cost per round is totally unreasonable in light of the big picture. I am very frustrated by the golf. I don't understand the logic of the costs. Fishing pays for itself and does not open up the amenity to the public. It would dilute the amenity. I believe our golf committee has done that and still charges us. But then I am probably totally off base, since I don't feel I get communications regarding how this works. Further, I really don't feel I am offered an opportunity to provide input. As to equestrian, and RV lot, I don't use the amenity and have no opinion.

Fees have all gone up too high. Owners(and their guests) should be able to enjoy the amenities through the price of reasonable monthly dues. The Ranch is outpricing the working families.

Fees listed above are all about right.

THIS COMMUNITY SHOULD BRING WHAT WE HAVE TO EXCELLENCE BEFORE WE CREATE MORE PROJECTS. AS A GENERAL CONCEPT, WE NEED TO REDIRECT OUR PRIORITIES TO MAINTAIN WHAT WE HAVE BEFORE WE CREATE ANYTHING ELSE, REDUCE ADMINISTRATIVE COSTS AND INSTEAD PAY OPERATION EMPLOYEES MORE(INSTEAD OF HOUSING), AND PROVIDE QUALITY EQUIPMENT FOR MAXIMUM EFFICIENT PRODUCTIVITY.

I don't think it is necessary for homeowners to pay for golfing. It is an amenity here at the Ranch and it's not o.k. to nickel and dime the owners. The fishing is an issue for me and I am a fly fishing person but don't do it here at the Ranch because of the cost. I realize that the waterways for fishing needed attention and need to be maintained but they improvements have cause homeowner to taken the bite this winter because of the need in the new streams to break down the ice dams, ie cost to maintenance crew. I do believe that there needs to be a higher cost levied on the horse owners. The deal that is had here at the Ranch for horses over the years has been a very good deal. I enjoy seeing the horses although we don't have one. The RV Lot charges for storage was an idea of one person on the board who does not live here full time. I remember when he manifested the idea. I like that it has some order but believe the 120 is a little out of the range for homeowners as this is all of our property. Dues keep going up and mostly in the area of staff. There are many looking for jobs in this Valley and I don't know if it is management that is creating the problem with retention in who they are hiring or what. Really, the condo's are for the condo owners to decide if they feel they are paying too much. The prices that the condo's are going for now are so outrageous for what is being bought. Maintenance is surely a factor and as a Homeowner I would like to see them taken care of.

golf punch pass

Some Residents may be amenable to higher fees if there was a plan in place to make improvements in whatever areas are in proven need. Also, how do our current fees compare with other like communities. e.g. Reserve fees. And how does the horse facility compare to others in the valley? Are there any fishing clubs nearby and what is their cost annually. A comparison with other similiar communties might be an eye opener.

the office personnel hired have had NO understanding of how to operate a facility of this kind. there should be ONE person with the condo and HOA responsibility and an entirely DIFFERENT individual with ag skills to operate and be responsible for the waterways and open space.....BOTH reporting to the BOARD.

We would be willing to see an increase in dues if money went to improvements that would add value to our property.

We don't have sufficient knowledge of fees charged elsewhere or of Ranch income needs to answer these questions with confidence.

No opinion on condo dues (I'm a homeowner). No opinion on horse stuff, I don't have them. Happy with fishing fees and RV lot fees. We probably don't set enough aside for our reserves.

the only thing i do is golf and the price looks good to me.

I don't use the Equestrian facilities or the RV Lot.

The monthly fees, particularly for condos (\$508) have risen EXPONENTIALLY in the past several years! the baorad needs to be cognizant of owner's limited tolerance for continued large yerly increases(as well as for future assessments) when making decisions on Ranch budgets.

46. We need to know how much revenue the golf course takes in every year. What is Tom Vail's salary? 47. Is this \$200 the yearly fishing pass or the amount that all homeowners pay for stream upkeep plus the annual fishing pass? 49. How much would people have to pay for a storage area elsewhere to park their vehicles? When we purchased at the Ranch 3 years ago, our monthly dues were \$219. The dues are now almost \$300...that is a big percentage increase. Plus the fishing passes have increased.

same as above, but what happened to the millions we sold to Jas. and the money on the houses built around the Relay Station, and what are we doing with that property? We should have alot in the bank, so if we don't guess someone else has it. What's up?????????????????

Unfortunately, since we have not historically built an adequate reserve account to replace major infrastructure, we will ultimately need to handle this via special assessment.

one time assessments-like the recent\$600-are a really dumb idea and will soon lead to abuse -ultimately leading to many "one-time" assessments per year-a sure sign of a lack of planning!

it would help to know how much employee housing would cost to be able to say how many units I would support. I also think 4th guest fishing badge is too much.

I was unaware of the fee for golf.

The condos have always paid a disproportionate share of the operating costs of the Ranch. The burden should be more equally shared by the owners of houses.

The total of \$508.00 per month for condominium dues is excessive.

Cut back expenditures...improve golf shop and fees so that visitors to the golf course are subsidising the ranch fees to a larger extent. Allow day passes (maximum of 10 a day) for fishing to be sold at \$100 each per day (to subsidise home owners fees). These could be sold through the fly fishing shops locally (guide would need to come along to make sure rules are followed...we could also charge the fly shops for their right to sell and use these passes) and through our golf shop...same with the tennis courts (\$20 per person) and the skeet range (\$100 per person)...hiking, cross country skiing, and biking day passes could also be sold on a limited basis. I don't feel we're using enough of our resources to offset or possibly eliminate homeowners fees.

Responses for Open Ended question # 56 - Future Use

Continue historical use of our condo

Here half of the year or sell within 10 years

Already a full time resident, now 27 years.

Do exactly as I'm doing.

Retiring to the ranch is a possibility, but not at this time a probability. It's also possible I would have no plans to sell for the foreseeable future.

continue to be a full time resident

Continue to live as a full time resident

current-primary resident

NO CHANGE

Continue to live at the Ranch full time year round

We plan to live here year round for many more years.

Already are full time residents

REMAIN AS FULL TIME RESIDENTS

Continue to be a full time resident.

I live here!!

Remain a full time resident

continue living here and working in the valley and sending children to school in Carbondale

We are full-time residents and plan to take even greater advantage of all the amenities

continued vacation use

Part time resident-recreational

Full time resident

I also own a lot on which I plan to build another place

summer/fall usage

I might sell the unit if the Ranch does not get its priorities straight.

Continue residing here

continue as a full time resident

Stay a full time resident

Continue to reside here full time.

Responses for Open Ended question # 57 - What would cause you to leave?

Nothing (except possible valuation of property so high couldn't afford not to sell).

High fees

fees too high. Poor communication on EXACTLY how fees are being spent. Closed BOD meetings. Actions being taken without owners approval. i.e. removal of fence (looked like a hitching post)-we were told it got backed into by a truck so they had to take it out. Several requests for putting the fence back up have gone ignored.

If family doesn't want to spend time there.

condo HOA fees going higher

Cost becomes prohibitively expensive--e.g. via multiple assessments and dues increases

Death

increased commercial use or more residential development

Higher dues and rigid rule enforcement

low standards of maintenance or deferred maintenance

If it lost its rural ranching appeal and became too much like any other residential development.

Plan to retire within 10 years. I plan to live 1/2 of the year here and half in Hawaii.

Nothing... it is very important to us, and we are happy.

Loss of recreational and fishing amenities.

High dues and development of the ranch.

nothing.

That the monthly dues, which have already gotten too high, would economically drive us away in our retirement years.

Further sales of green space. Greater crowds on the streams and trails. Further development of the excess density now authorized.

I might die or need to move away from the area for some reason.

HOA fees being too high

difficulties in getting good rentals, higher assn. fees

Cost of the HOA dues. The dues have doubled in the last 5 years. However there has to be some breaking point. Everyday maintenance is very important. Major projects should be a one time assessment. The theory of fixing problems by using a bandage, cost far more than doing the job right the first time.

If the Ranch continues to be an exclusive type of environment controlled by the few....changing the lifestyle that has been "The Ranch" for so many years. It seems that many people have moved on the Ranch that would like to turn the Ranch into some sort of Disneyland regardless of the expense and lose what many of us have seen as the natural charm of the Ranch.

Being priced out - increase of dues with loss of value to them. The board's solution to a problem...add a price tag to it and let's charge the homeowners - i.e. suggestion that they presented last fall to start charging for the burn pile or close it all together

Decline in fishing amenity

higher dues

Increasing dues, no improvement of entryway.

increase in homeowner dues

~ More people from Denver purchasing units and imposing unrealistic urban values onto our rural community. ~ Overdevelopment in the Valley

cost of living here (not necessarily at the ranch) but in the Roaring Fork Valley gets too high

Continuation of raising dues without taking care of the real problems as stated above and below.

We may leave the ranch if the monthly dues become out of control. We do not want to see a new entrance or so called improvements that will take away from the quality of life as we have now.

Loss of use of open space, absence of quality fishing, excessive rentals in condo area if it disturbed the quality of life

Deterioration of the fishing amenity. Open the amenity to the public in any way.

Decline of fishing amenity

Nothing related to ranch operation.

Dues and assessments get out of control and too expensive

Over development. I know there is talk about building more condos and building an equestrian center and developing the Relay Station... I plan to retire here and I plan to relocate some of my family here and the development would cause me to reevaluate that choice. Also, the politics are bothersome... the board seems to think that they can do whatever they want and I want to make certain that is NOT the case. I have seen them push through certain items that the residents were not involved with and that is not acceptable.

PEOPLE THAT CAN'T LOOK TO THE FUTURE THAT ARE STUCK IN THE PAST

Inability to afford dues.

Poor health (inability to climb stairs), financial reverses (stock market crash), death

FINANCIAL ASSESSMENTS. SPECIAL INTEREST CONTRARY TO THE CONCEPTS OUTLINED IN THIS SURVEY. CORRUPTION.

Obnoxious people

Death

Poor management. We have done nothing constructive with the sale proceeds from (Janus Fund guy). Lots of studies, but no constructive use of \$\$\$. Sad

High dues, HWY 82 noise, congestion, traffic.

price of amenities

When we retire we will be moving out of the Valley as we will be building on our property in Delta County and part of the time will be spent in Hawaii.

If fishing becomes poor.

I have no plans to leave the ranch.

move out of the area.

Unaffordability. Failure to take care of infrastructure, ie sewer, water, roads. Too much emphasis on appearance. Added costs for amenities.

Not able to be there as much as would like, and the dues have become very high

A change in management or board philosophy. I like Doc, his attitude, his professionalism, and his concern for all residents. He seems dedicated to making things better at the Ranch. I feel the board has the same attitude. I feel very strongly that we must continue to IMPROVE R@RF. I would be very disturbed if the quality of amenities (e.g. fishing, open space, condo exteriors), started to suffer. If that happened, we would sell and leave.

Too many assessments.

move to another location

unreasonable enforcement of silly rules spending enormous amounts of money on unattainable improvements, like sound wall, equestrian super facility, or re-surfacing tennis courts

Health issues. or a general lack of concern on the quality of life by the ranch residents

nothing

Move to Mexico

Increase of dues and high mortgage payment

Continued increase in fees, poor management

Nothing...we love it

Continuous increases in HOA dues and amenity fees; too many more mismatched houses (and disparate styles and quality) being built too close together; deterioration of yards and condition of homes.

Death of Owner Rivers, stram and ponds not kept up HOA, Assessments, and fishing fee becomming to expensive

Loss of open space, ponds and streams

If I need a larger home for growing family and an expansion of my home doesn't make economic sense. Would have to sell and try to build something larger elsewhere.

a big increase in fees

honestly my family n i love living at the ranch so we r not going anywere anything soon.

Traveling from Miami would become too difficult.

If the politics get to crazy.

Condo maintenance and infrastructure needs not being adequately addressed

Continuing MASSIVE increases in monthly dues (or alternative assessments). Continuing elevations in the cost of gasoline, thereby inhibiting our frequency of travel to and from the Ranch.

If we no longer could afford to stay here due to fees, taxes and assessments.

CPM, FEE'S, AM AFRAID OF ANOTHER LAW SUIT THAT WILL KILL MY VALUE IF I HAVE TO SELL CAUSE OF WHAT MAY HAPPEN TO MY FAMILY

If the fishing and recreational amenities declined in quality and the costs continued to increase.

costs,condition,continued stupid political infighting

High HOA dues. Decrease in the quality of fishing.

going to heaven or hell

The ranch in our opinion has always been run as a 2nd homeowners community. With more and more full time residants we need to focus more on infrastucture for the full time residents rather than recreation for the 2nd homeowners. The recreation is already there, it just needs to be maintained. Things like water and revenue really need to be looked at for the future of the ranch.

Only if we moved out of the valley, or if the Ranch expenses should become too high.

Dimished quality of fishing and open space

An unacceptable assessment or a change in the fundamental open space appeal of the Ranch with a focus on fishing.

possibly marrying a gorgeous millionaire and being swept away. but even then, I'd keep my house as a second (or 3rd or 4th) home. this is the greatest place!

Really poor health.

Disrepair - Additional residences - No sound wall (it was promised)

Again, if the Ranch continues to waste money on "sound barriers" to benefit only a few of the residents who were stupid enough to buy property that is impacted by road noise, then I will sell my unit.

turning the Ranch into strictly a private fishing club, with no consideration for the needs, desires, and discretionary income level of the full-time first-homeowners.

Loss of quality of life, loss of fishing and hiking amenities.

Development of the open space/nature preserve area.

The Homeowner Association fees are getting exhorbitant. I am not aware of any association of similar type monthly fees being as high as \$508.00/month as mine are currently. Continued escalation could possibly force me to sell. The Board should explore ways to cut costs instead of continually raising fees.

possible health of financial issues

Contention among owners. Failure to build sound wall. Poor management.

If fees and accessments continue to rise at the percentage they have over the past 10 years.

Responses for Open Ended question # 58 - Family status

child home on college breaks

couple with child in college

Partner with family members.

A partnership owns the property

Single, Adult Children ... and grandchildren

Responses for Open Ended question # 61 - Suggestions or recommendations

Possible office renovation for Doc and staff not mentioned in priorities (as minor point perhaps); generally speaking we are totally satisfied, or more than so, with ranch, ranch operation, ranch amenities, and overall value of property, both monetarily and recreational.

It seems like the Board goes through a lot of money with limited results.

Please don't waste money on the entrance-it is fine. I would be in favor of a combination of the office and pro shop. Leave the gazebo for the owners to enjoy. Open up ponds to float tubes, build a club house in the old skeet range area that can be used by all and also part of it could be reserved by owners for special parties. Improve the streams, new stream by skeet range has very little holding area or protection for fish. Stock better quality fish, close off areas by rotation during spawn. Take a COMPLETE assessment of the condos for heat, window quality, landscaping, water pipes-install each unit with their own water turn off valve. Educate all condo owners on where water turn off valves are. Call the police when vehicles do not display the proper parking permits. Have visitor parking permits.

I think the sound wall is a significant need for the Ranch. Several of the new developments in the Valley have installed some sound suppression, such as a high berm or wall. Because of the ever increasing traffic on the highway and the location of the majority of the houses and condos near the road I think the wall would be a significant improvement to the residents. I also think that the cost of the wall would be more than offset by the increased value of the homes and condos with the reduction in noise.

I think the lights at the condos are overkill take every other one out, other upscale residential areas would not use excessive lighting. Has anyone looked into solar collectors for the condos? If the ranch needs employees advertise it on web page or post it, in case a resident would like the job. They already live here.

Better and increased community input and participation; better Board communication to the community; better financial management. Question 55 is too limited and without estimated costs, the results will be meaningless.

The employee housing issue needs more clarification. After living in the Ranch I am sure we will have more opinions. Now we are just trying to build a house (no small feat) and get moved in. I first skied Aspen in 1959 and can tell you that the Ranch is a very unique property in the Valley, hopefully it will stay that way.

It's important that the ranch remain a quiet, safe place. - I don't want to have to spend a lot of money on the entrance - or for the ranch to become a "resort" - we need to maintain its character and not become something it's not-

Need a commitment to diversity here. Larger frames of references and more of a live and let live perspective on life. As long as what your neighbor is doing doesn't hurt you leave them alone. Who cares if someone leaves their trashcan out for too long or that people who don't live here are taking their walks here. The Ranch appears to be headed toward a future where only the very wealthy can live here. I hope this doesn't become true because wealth often produces an entitlement mentality which will doom this dandy little community of people.

overall, i believe it's a beautiful community. i think staff works hard to keep it that way. architectural standards should be a little higher.

Stop enforcing covenants so strictly. Only enforce on a complaint basis.

I would like to see a small recreation facility on the relay station property. I think a 3 lane lap pool with a small work out room and possible office spaces above could produce some income and give ranch residence a fun place to get together and work out. The office spaces above could provide some income for the ranch. Also, I would really like to see new tennis courts. They have been neglected for years and people have quit playing here. Let's consider this!

Pool and Gym.

Reinstitute hunting and separate the home owners and condo associations.

Asking for an annual income level is none of your business. This is extremely personal information.

On #55, I feel that other than the need to reduce the highway sound over the entire Ranch, there is no pressing need for higher fees and greater improvements.

We might consult with a reputable biologist regarding any habitat improvements or other natural enhancements we could make. I hope we can keep, and take good care of the natural beauty of the place. (How about some bird houses?) I'd like to see a thicker vegetative barrier (rather than a wall) between the Ranch and the highway.

1. Improve the Ranch Entrance NOW. 2. Sell some or all of the Lots available on Ranch Creek lane so that fees do not keep being raised. 3. Trees need to be put between Highway 82 and Ranch Creek lane as a noise barrier. CDOT have made it clear there will be no sound barrier help from them. 4. The Parking area behind Ranch Creek Lane is a waste of space and should be landscaped.

More consistency with monitoring of rule infractions and follow through and accountability of funds. Less special projects that benefit the few. Prior to being notified of new charges (ie: RV lot chgs), major rule changes or the elimination of an amenity, these things should be discussed at annual meetings.

Sound barriers along highway 82

Stop taking away amenities, treat ALL residents fairly when enforcing rules. Respond to questions/issues that are brought to the boards attention in a timely and respectful manner. BRING THE SKEET RANGE BACK - the reason it was closed is a lie

Keep good focus on fishing amenity as has been done recently. Good job there. Encourage homeowners to leave staff alone to do their job.

The sound wall is not going to happen. We need to reallocate funds from the Bailey sale to improve the entryway. This should include removal of the old wooden sign and replacement with a stone entryway. We could also use the funds to do burming and trees. While sound would still be an issue, at least it would be more visually appealing. We should also develop and sell the entryway lots and Relay Station lot(s). These funds could be used for other capital improvements including a larger clubhouse, resurfaced tennis courts, etc. We've spent a lot of money on the back of the Ranch. Let's clean up the front which will increase property values and make the appearance of our great neighborhood commensurate with the level of amenities we have.

\$\$\$...THINK WE HAVE TO FACE THE REALITY THAT, AS WITH ANY REAL PROPERTY, JUST MAINTAINING THE STATUS QUO IS NOT ENOUGH...REAL PROPERTY REQUIRES CONSTANT UPGRADING AND IMPROVEMENT IF COMPETITIVE FAIR MARKET VALUE IS TO BE MAINTAINED...OUR FEES ARE TOO LOW RELATIVE TO THE PROPERTY AND ALL IT'S AMENITIES...OUR STAFF IS TOO SMALL GIVEN THE SCOPE OF THE ACREAGE, IT'S DIVERSITY AND THE LEVEL OF MAINTENANCE DEMANDED BY THE COMMUNITY...THE STAFF IS ASKED TO PERFORM AT A CERTAIN LEVEL AND WE, THE COMMUNITY, HAVE NOT PROPERLY PROVIDED THE TOOLS AND WORK FORCE ADEQUATE TO ALLOW THEM TO PERFORM WITHOUT UNDUE STRESS, STRAIN AND EXCESS TIME SPENT...WE NEED TO BE MORE REALISTIC RELATIVE TO OUR FINANCES, WORK FORCE AND EXPECTATIONS...DOC AND STAFF DO AN EXEMPLARY JOB, THE BOARD IS FORWARD THINKING, BUT YET SENSITIVE TO THE BROAD SPECTRUM OF ATTITUDES IN THE COMMUNITY...WE HAVE AN EXCELLENT LEADERSHIP FRAMEWORK IN PLACE...REALISTICALLY, WE NEED MORE.

in 3 years living here. all is well, my only complaint has been staff being rude on more than one occassion.

Take care of the infrastructure, keep the open space wild, continue to improve surveillance of open space to keep it private for residents, improve the communication from the board to residents and open the board's minds to input. Nice job on the survey - hopefully we will have a guide for future investments and decisions.

what about developing the gazebo (duplex or triplex, keeping density like neighboring condos) for added ranch income? if a lot of residents feel we should build employee housing perhaps this could fund the employee housing or maybe the ranch would just buy a few condominium units from the sale of newly built condos? I remember that being mentioned once. It seems like the office would be better suited at the main entrance. either incorporate into a new golf building or at the future development of the relay station parcel. whatever happened with the idea of a driving range across the highway? This might also generate income for the ranch with maybe employee housing over there?

The dues need to be used more effectively; no more expensive waterway expansion without taking care or more important problems first. IE sound abatement, Tennis courts, (improve them or remove them). Fix up the appearance of the neighborhood, Encourage remodels and improvements of the homes, the first thing people see, not the open space, it's in great shape and has been. Reduce or eliminating fishing badge prices and golfing fees for residents who pay healthy HOA dues to fund and maintain these projects anyway.

Improve the entry image. Possible gated community for security and image. Make at least one of the ponds a quality fishery

I would like for the board to take into consideration that we are the workers of the valley and we have had to work hard to remain here. The ranch is becoming a second home owed community and that we the workers are not being heard. Improvements need to be on the water plant and sewer. We need to focus there and not on appearances.

You need to update us on the sound wall issue and the finances available--like, do you still have the money in the bank?

Raze the condos and rebuild with updated/climate appropriate construction and amenities (details)

Belly boats on Colorow. The access points near homes are too difficult to get to. I understand liability issues. Look to Spinney Reservoir. Aurora doesn't require liability waivers and it is far more dangerous than our 3 acre lake. Allow up to 4 belly boat max at any one time. Trash cans along access points of the Roaring Fork River so we can clean up the trash that comes down the river. Now if I want to remove trash, as a fisherman, I need to carry it with me virtually all day if I want to clean it up. Very cumbersome. I would however take it to the nearest trash can that is within a couple hundred yards. Definitely would like a user friendly skeet range. Haven't used it often, but it was a nice privilege to use it occasionally. I would like to see the golf card again. I would pay a nominal fee for a certain number of guests. Over that, the privilege gets more expensive. Say 15 guests a year. The 16th is at an increased cost. I have heard the argument that "other courses charge this and that and we need to charge \$X to stay competitive." That's for the public to pay those prices. There is so much dead time on the course, I should be able to take my adult son and grandchild out occasionally at no cost. I wouldn't even mind being restricted to certain times for that privilege, say before 10:00 a.m. or between 2:00 and 4:00 when it usually is too hot for the majority of people. The current system doesn't make any sense to me. If I have to pay \$20 and more for a guest, I suggest we get rid of the golf course and let us turn it into more fishable water or just open space.

A sound barrier or landscape barrier is essential.

I think that the income question is an embarrassment to this survey! To improve the ranch... do not relocate the tennis courts just resurface them, do not build more condos, enhance the entrance with a nice golf shop and move the office over there, use the current office as a community center (instead of selling it for more revenue), put a park at the entrance in the open lot or a pool. Try to make the ranch a community where all of the residents are united instead of a community where there is a guard at the entrance to keep the riff raff out and keep the acceptable people in. I think the equestrian area could be enhanced as well, but not to the extent that some people have discussed with barns and more paddocks. There are only 12 horses out there and to have more money allocated to non-necessities so that some people can feel more affluent is ridiculous. The ranch is a great place and it should be kept as undeveloped as possible. Maintain the natural setting without ruining it.

Keep what we have beautiful, including the wildness of the common land. If necessary, make improvements on the old infrastructure (sewer lines, water). Keep investigating highway sound improvements, and to keep costs down, forgo other large new developments or changes at this time.

Actively pursue the installation of a sound wall. Now that there is a change in the state government, CDOT might be more receptive. Could you hire Ralph Trapani as a consultant now that he has retired from CDOT and lives in Glenwood Springs? We continue to see non-residents walking dogs in the open space - perhaps using a key card would help reduce the number of non-residents. It is unfortunate that some residents continue to give out the code to the gate to their friends.

AS AN AGING COMMUNITY WITH AGING INFRASTRUCTURE, RRF PHILOSOPHY SHOULD BE TO USE FUNDS TO TAKE CARE OF WHAT IS ALREADY IN PLACE, BEFORE FUNDING ADDITIONAL PROJECTS AND THEIR SUBSEQUENT MAINTENANCE. ALL AMENITIES SHOULD BE RETAINED AND MAINTAINED WITH EXCELLENCE, FOR QUALITY OF LIFE AND PROPERTY VALUE; TO REMAIN COMPETITIVE WITH OTHER HOUSING COMMUNITIES BEING DEVELOPED IN THIS AREA.

People need to come together and appreciate the Ranch for its inherent beauty. We need to clean it up and invest in its' future.

Work to reduce vehicular traffic and parking, particularly due to condo rentals.

1. Develop Relay Station property in multi functional use area, combining staff office, golf shop, and rental hall. It would pay for itself and provide needed business space for our excellent staff. 2. Build the dam sound wall, either in conjunction with remodel of golf course or alone. Just do it. No more studies!! 3. Stop restricting open space use such as closure of skeet range and hunting. We purchased to have open space, not to get rid of it. Our hiking, riding and fishing areas are precious and managed well. But, I see citification more and more. Stop it. We have so much more than any other Valley property. Preserve and cherish it. Thank you.

No more new anything. The care of what is here.

do what we have to do to get the sound barrier built. Build community center/ranch office complex where Relay Station property is; Include indoor three lane lap pool, basketball court, and workout facility. To help fund project, sell existing ranch office area

One of the things that you did not put on the survey in relationship to development projects is the water system within the Ranch as a need for improvement. This is much more important than any sound barrier that will only if at all benefit some residents. Basic needs need to be addressed as the sewage treatment plant is another development project that needs to be addressed. And then the roads. Looking into the use of wind power on the Ranch to decrease the cost of electricity. We need to be aware of what would be in the best interest of the common grounds and keeping the earth healthy. The Relay Station Property needs to be looked at from the original plans for the Ranch that we would have a pool and indoor recreation facility for Ranch Owners. Also, the Ranch office could be housed in the building. I don't want to see businesses outside the Ranch to have access to the facility that would be developed. We have had to many challenges in the past when that has occurred. I'd rather see us do nothing with it to let commercial folks come in.

Please do not spend any money on a new entrance. I can't imagine why you want to.

See comments above. I want to eliminate cumulative voting. It is an outdated concept and can only lead to problems. I had thought the board was going to look into this this year. Golf punch card reinstated. Daily fishing pass for people fishing with an owner. Not for people who want to let others fish while they not there. More organized gatherings to allow for better communication with the RRF community. Barbecue at the office etc. similar to the annual meeting but not to that big of scale. If the equestrian center is to be redone i would like to see a workout facility (basic) added as a part of that. Question #60 is not a relevant question.

More enforcement of rules on open space, fishing and outside use of The Ranch. Continue to improve water quality. Use what funds are available for sound barrier and infrastructure, not for fishing improvements or cosmetic appearances.

This may be happening already, but, as a condo owner, I would really like to see the exteriors of the condos improved. Also, I don't know if this could be done, but the worst condos are the ones that are strictly rentals. Some are extremely run down -- if they were in some other location, you'd think they were owned by slum lords. And they might be right next door to one that's neat, clean, and well-maintained. I guess that there are still owners who have the condos just so they can have fishing passes? If so, I wish there were some way to eliminate that option. Also, I wish the water quality could be improved, but I understand that would be a very expensive endeavor. Thanks to Doc, the staff, and the board, for all you do!

I feel our personal income is private. Why is this question on this survey? A sound wall is a poor idea--too expensive, too invasive of the golf course, and of importance to a minority of the residents. The condo siding is becoming stained, faded and ugly.

removal of grass and moss in streams

See #54 and use the comparisons and this survey to develop a long and short range plan to improve the ranch, all of which will have to be approved by the owners...rule enforcement included...

drastically improve the management of the R@RF. the present manager, and those that have been employed in that position the last 10-12 years, have not been especially competent; this is dramatically illustrated when addressing the ag open space/common area. the board of directors, under the leadership of the last two presidents, has accepted a less than qualified individual to fill this position.....the reason being given the best candidate was chosen from the pool of applicants available. That is poor reasoning.....

Water quality (smell) and a remodel of exterior are very important to us. Water for day to day living and remodel for long term price appreciation.

Turn the parking by the skeet range into a picnic area, either repair or tear down the old house. More benches along the trails. Better landscape the entrance to the property.

A nice equestrian facility will raise the desirability of living on the Ranch more than any one other thing.

What is a "Relay Station"? I had to list it last in response to Q55 because I am not clear what you are referring to.

1)Start growing trees in some of the meadows of the ranch to be used as visual and sound screens along the north side of the golf course. This would be cheaper than buying them. The ranch has the land and the water. 2) Build a picnic area and shelter with benches at the skeet range.

Reduce traffic sound and sight. Avoid creating (or remove) wall of snow blocking driveway when plowing roads.

Improve the looks of the entrance and that surrounding area. Maybe a park where the Relay lot is (as well as a small piece of paved visitor parking at that location). If the sound wall can't happen then put it to rest. Could the flood ditch(?) by the highway down on Surrey be filled and planted with trees? Powerlines would have to be buried too? Continue to work on a trail system through the ranch (singletrack not doubletrack). Continue to "cleanup" the open space by cutting down brush and mowing where appropriate. What has been done in the open space so far is great. Keep up the good work.

Please leave the Ranch as natural as possible. Increase efforts (there are grants out there) to entice more natural species(especially fowl) to the Ranch. Turn the horse manure and wood chips into a fertilizer for lawns so that homeowners will stop spraying chemical fertilizers which seep into our fishing waters. Spend NO money on cosmetics such as an entrance, golf shop, fancy fencing, etc. DO improve the infrastructure such as the sewer lines, water pipes, potholes, recycling,etc. Put a size limit cap on houses so that future remodels don't get out of hand.

none.but if i have any i let u know for sure.

A swimming pool and clubhouse.

1. Get rid of the junk cars at the RV lot. 2. Everyone is aware but reduction of road noise from hwy 82. 3. Need more river and streamside vegetation to help with bug life. There has been too much cutting along the streams. If you are going to trim the vegetation don't trim close to the stream. Bugs hatch and fly to vegetation to mate. If there is no vegetation we will have less bug activity.

Forget about the ALBATROSS SOUND BARRIER! Develop the Relay Station to provide maximum ECONOMIC benefit to the Ranch as a whole. This as opposed to using it for open space, playgrounds, or an UNNEEDED, new Ranch office. Continue to improve the Ranch's NUMBER ONE ASSET, its WORLD CLASS FISHING!!! Restore our right to shoot at the skeet range!

We DO NOT have children here or grandchildren; however, this should always remain a place for families; at the present time there are few amenities for children. The tennis court should become a multi-purpose court(single hoop for basketball, shuffle board, etc.) Not everybody fishes and plays golf and even those who fish and play golf would use that amenity. We often see people using the tennis courts as unkept as they are. We always wonder why don't we have a pond on which we ice skate during the winter and children could fish, swim and boat on during the summer...we certainly have enough water ways for the FISHERMAN! Keep the tennis courts, golf course, gathering place, etc. in close proximity...GREAT where they are presently located. This is easy for monitoring, parking, family use, etc. Also, why not add a second floor to the golf shop and have that as the manager's office. The current managers office could be turned into a "gathering place" for community activities...card playing, coffee, conversation, etc. That is the most beautiful lot on the Ranch and should be available for homeowners to use and enjoy. For additional revenues that the Ranch needs, we should consider selling the Lot 13 area...enough land for 3 homes (would bring in monthly revenue as well the price of the lots) NONE of the amenities should ever be taken away. Folks purchased here for a reason...maybe it was skeet shooting. The fishing committee votes to add a new stream...putting it close to the Skeet Shoot area and close the skeet shoot. The Ranch should host its annual meeting out by the Ole Cabin in the Skeet Shoot area. Besides a meeting, it should be a big celebration: fishing contests, skeet shooting contests, western band, etc. There isn't anything on the ranch that gets homeowners together to really have fun and get to know each other...what a mistake! ALL meetings - boards, committees need to be announced and made public and held on the property! AND, QUESTION 60 SHOULD NOT HAVE BEEN ON THIS SURVEY!

SEE ABOVE

Face reality and acknowledge that the sound barrier is not possible or feasible. Develop a capital improvements plan to make good use of the Bailey Funds. Develop a plan of development for the Relay Station property, and a plan to use the substantial funds that will come available as a result of this development.

I intentionally did not check a box in the employee housing section as I believe that this needs to be more specific. I think that we should get more benefit for creating employee housing such as better policing of the property etc.

The fishing facilities are now fabulous, but the horse facilities are a disgrace. The paddocks need to be taken down and replaced and a barn should be built. Pre-fab barns are available at reasonable costs. Even people who don't own horses enjoy having them and seeing them as part of the "ranch experience." An improvement in the horse facilities would enhance the overall look and value of the property.

Stay after it and pay what it takes

While I do not support commercial development of the Relay Station area for things like stores, I would support locating a restaurant there. The old Relay Station restaurant was a lot of fun and very convenient.

I would love to see, like RV storage, individual enclosed storage units that could be rented.

Highway noise reduction and limiting access to strangers in open/trail/fishing areas.

Sound wall construction, tennis court renovation. All in all, the Ranch is in pretty good shape. We just need to complete the items that need repair or were promised (sound wall) and keep on top of maintenance.

Use the Bailey money to fund capital improvements such as sewer line replacement, water treatment, roads, etc. This can be accomplished by holding another vote of the homeowners to change the intended use of these funds.

Take care of the aging infrastructure, and upgrade the golf course watering system.

more parking for golf course,keep it simple.

Possible replacement of existing gate to open space with a card system. RE: possible employee housing; need more info re type of housing, location, cost.

The Ranch at Roaring Fork is a great place to live and visit. Doc is a very accommodating manager and it's a perfect location. We love it and hope to continue to visit and someday live there. As mentioned heretofore, I pray that it is not going to become cost prohibitive.

Build the sound wall as planned. Don't drop the ball. Is First priority for home values.

We should be having volunteer committees to help determine future projects and expenditures...not spending money on outside studies. We have a lot of expertise living right here at the ranch that needs to be tapped into. We have email addresses that could be used to email blast the dates and times of committee meetings for all who wish to attend.

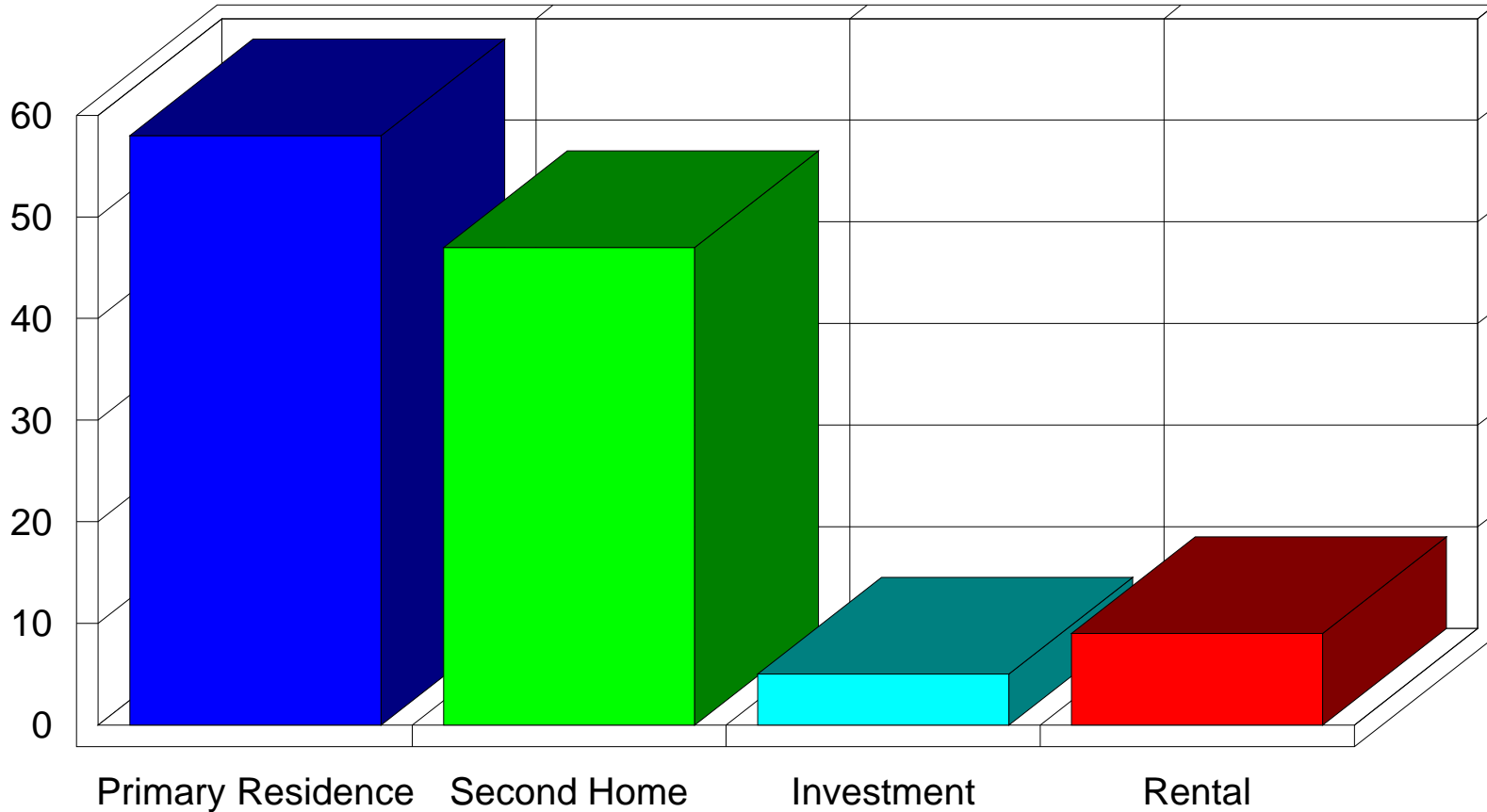
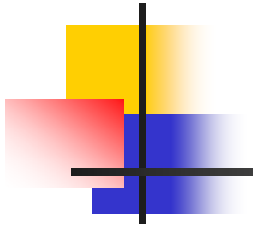


Homeowners Association Survey

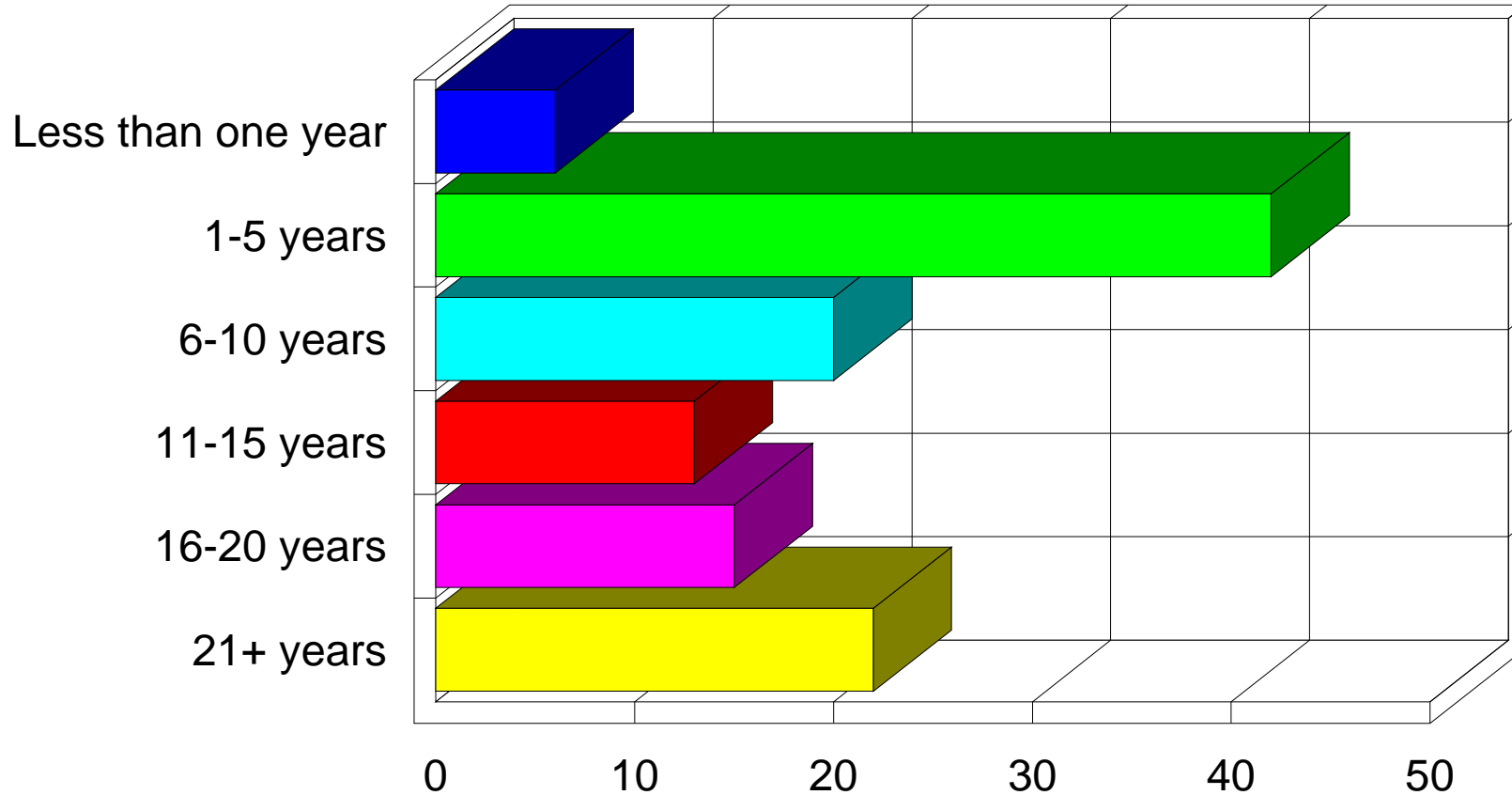
April 2008



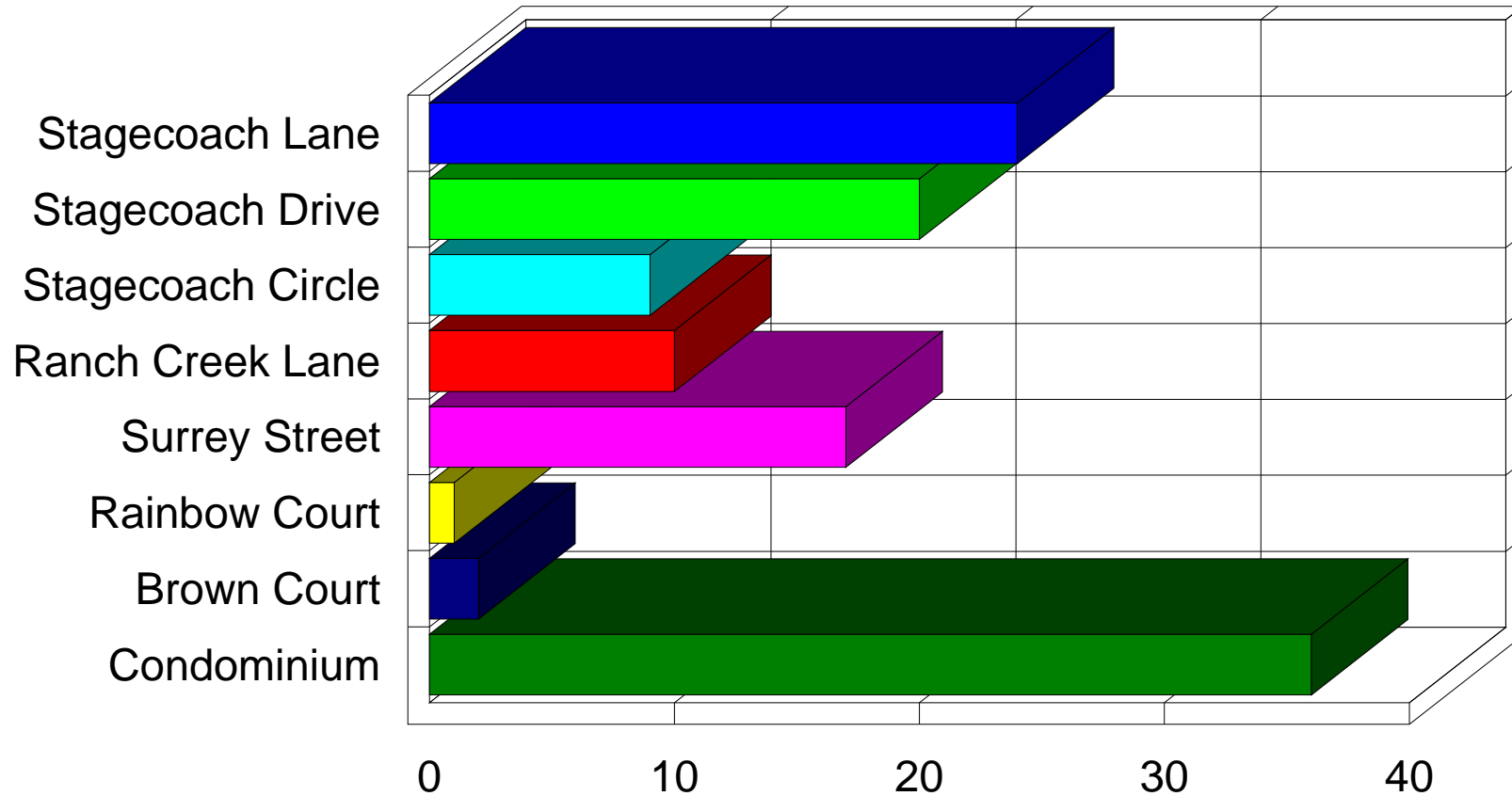
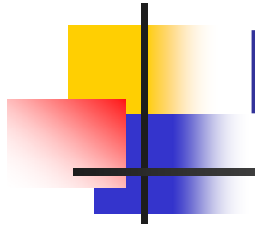
Is your residence used primarily as?



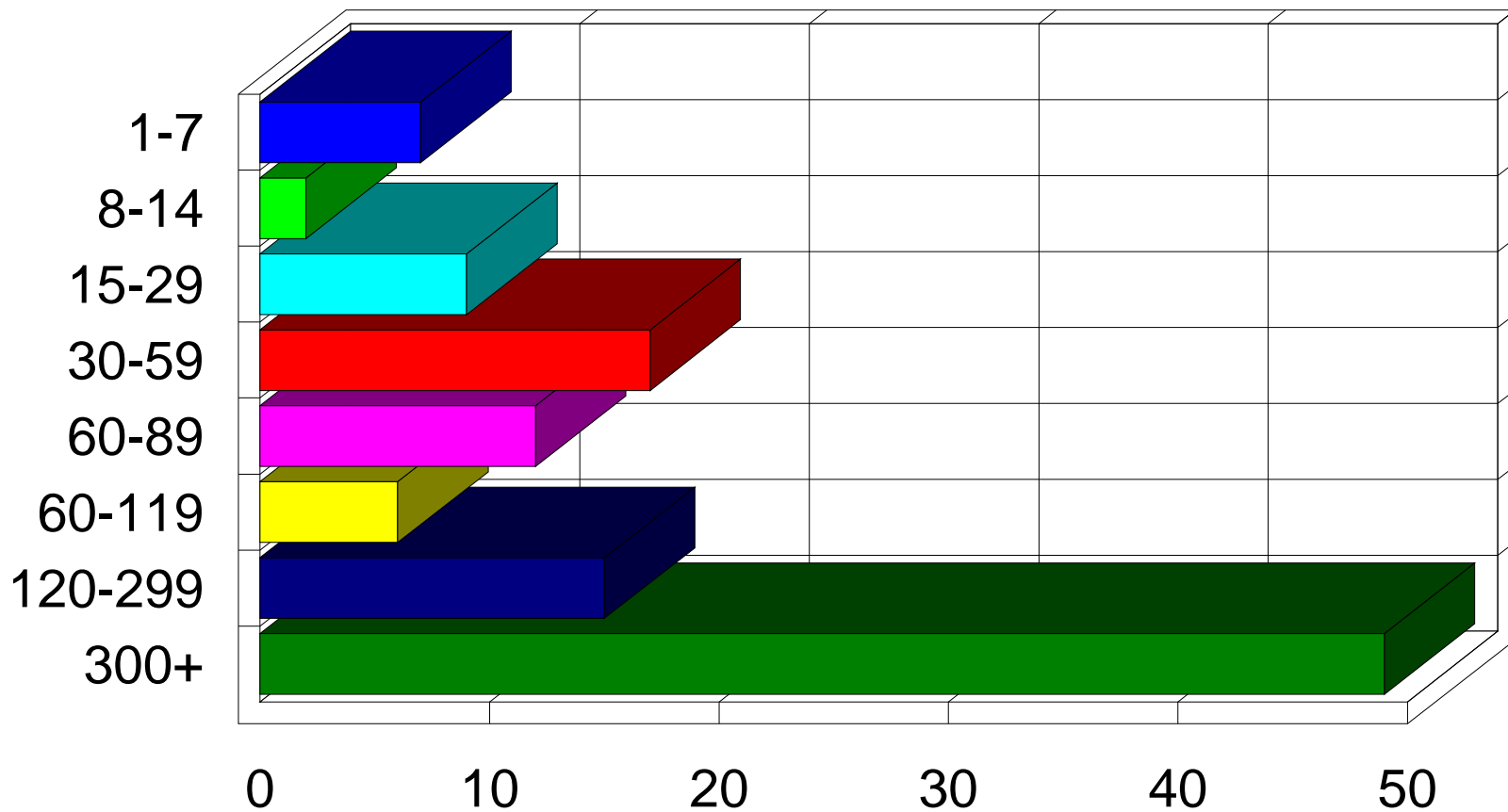
How long have you owned your property at the Ranch?



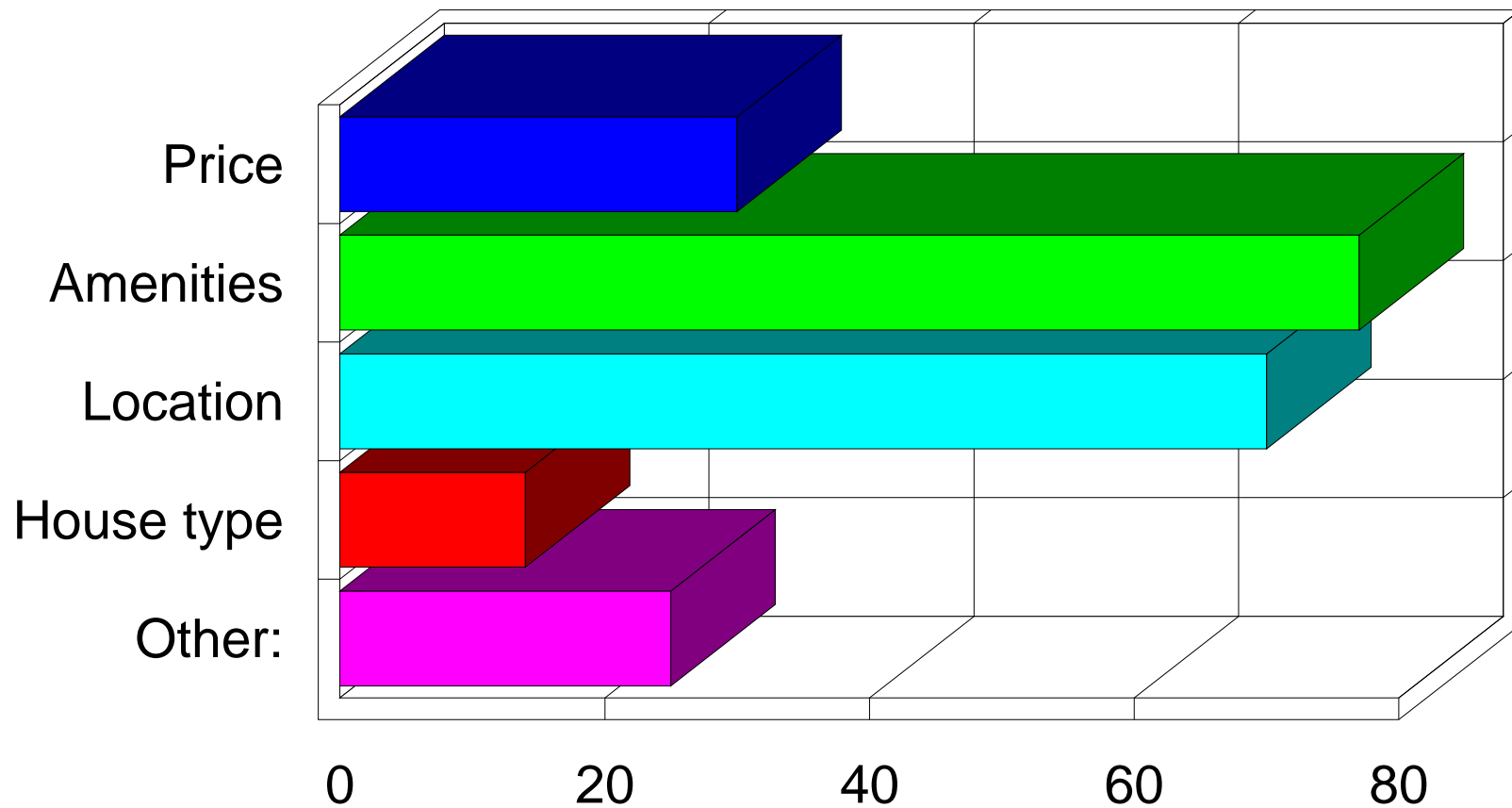
Where do you own at the Ranch?



Please estimate the total number of days you used, or occupied you Ranch residence in the past 12 months



Why did you purchase your property at the Ranch?



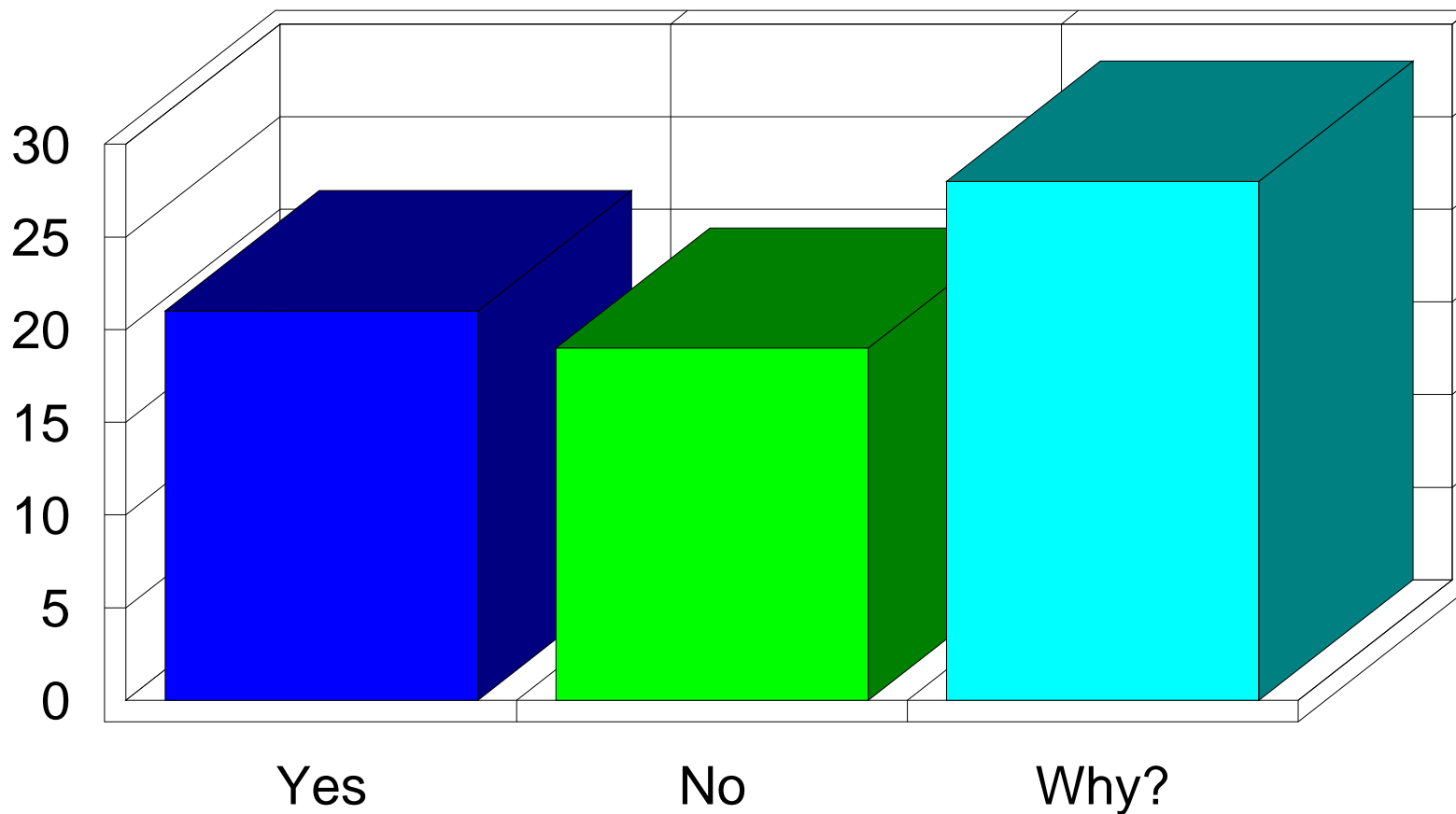
2008 Ranch at Roaring Fork Survey Assessment

Item:	Rating
Golf Course:Maintenance	87.3
Recreational open space: Trail maintenance	85.6
Recreational open space: Stream maintenance	85.3
Golf Course:Operations	85.3
Staff: Ranch hands performance	81.4
Grounds care (mowing)	81.0
Condition of residential open space	80.5
Staff: Management responsiveness	79.7
Trash services	77.8
Recreational open space: Road maintenance	76.9
Snow removal	72.1
Equestrian Facility: Pasture maintenance	68.7
Recreational open space: Pond maintenance	62.9
Equestrian Facility: Facility condition	56.3
Security: Open Spaces	56.1
Maintenance area condition	54.0
Staff: Colorado Property Management	53.2
Condition of paved roadways	51.7
RV lot condition	49.1
Condominiums: Maintenance	47.9
Strictness of rules enforcement	41.9
Condominiums: Appearance	38.5
Wooden Ranch entrance	38.5
Domestic Water Quality	35.9

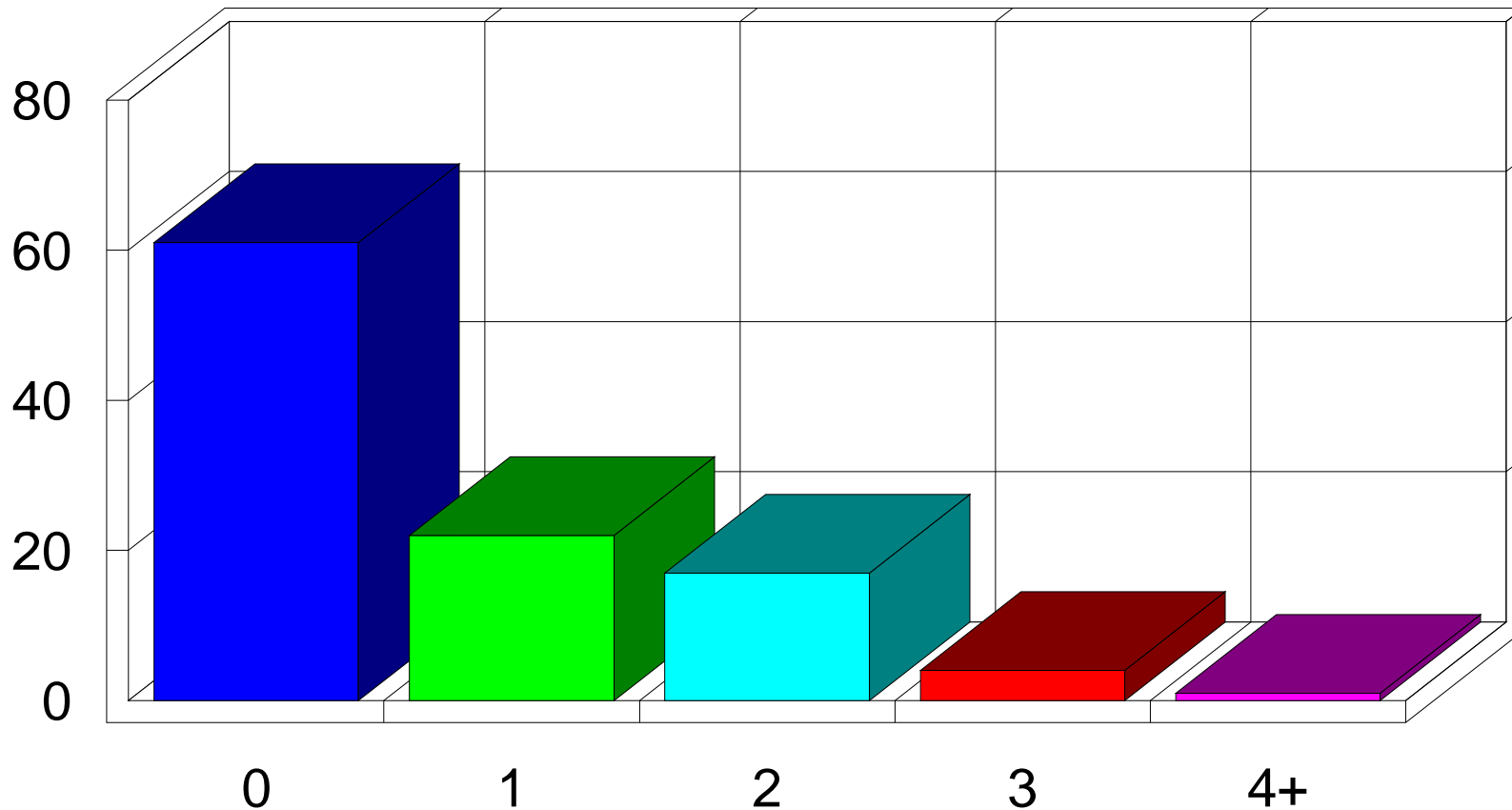
Numbers reflect the percent of respondents who rated the item a 4 or 5 on a 5 point scale. (Very Poor to Very Good)

80+
70-79
60-69
50-59

For Condominium Owners: Would you approve \$15,000 in a one time expenditure to retain a professional in order to complete a long-range remodeling plan for the condos?

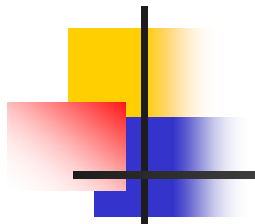


For ALL Ranch Homeowners: Employee retention is a major concern in the valley, how many employee housing units, to be used for Ranch staff, would you be willing to fund?



2008 Ranch at Roaring Fork Survey

Importance



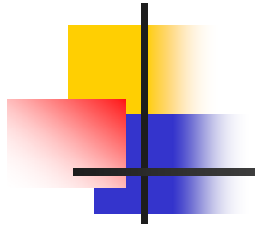
Item:	Rating
Recreational open space	97.5
Hiking trails	92.4
Fishing waterways	91.5
Nature preserve	89.1
Golf Course	73.1
Equestrian Facility	50.4
Tennis courts	49.6
Maintenance area/RV lot	47.8

Numbers reflect the percent of respondents who rated the item a 4 or 5 on a 5 point scale.
(Not Important to Very Important)

90+
80-89
70-79

2008 Ranch at Roaring Fork Survey

Ranch Fees



Item:	Rating
Condominium Dues (\$198/month)	35.6
Golf (\$204/year)	34.2
Common Operating Dues (\$166/month)	31.6
Fishing (\$200/year)	25.7
RV Lot (\$120/year)	19.4
Equestrian (\$1500/year boarding, \$400/year hay)	17.2
Operations Reserve Funding (\$50/month)	15.0
Condominium Reserve Funding (\$30/month)	14.6

Numbers reflect the percent of respondents who rated the item a 4 or 5 on a 5 point scale.
(Too Low to Too High)

30+
20-29
10-19



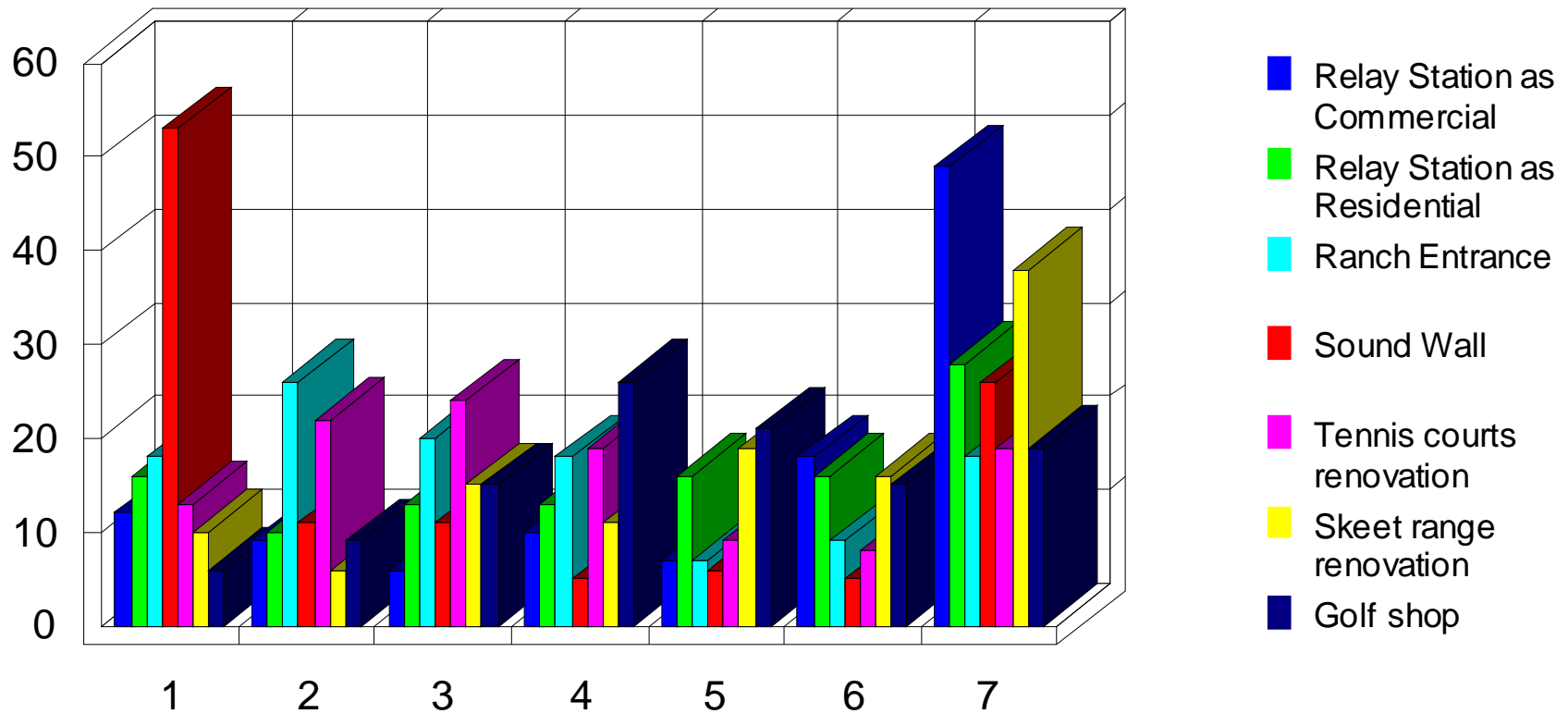
2008 Ranch at Roaring Fork Survey Priorities

Item:	Average	Rating
Sound Wall	3.16	1
Ranch Entrance	3.59	2
Tennis courts renovation	3.78	3
Relay Station as Residential	4.45	4
Golf shop	4.51	5
Skeet range renovation	4.94	6
Relay Station as Commercial	5.17	7

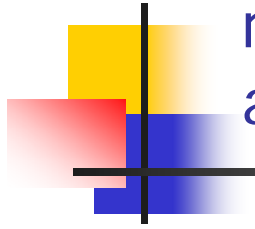
Numbers reflect average scores

Lower numbers represent higher priorities

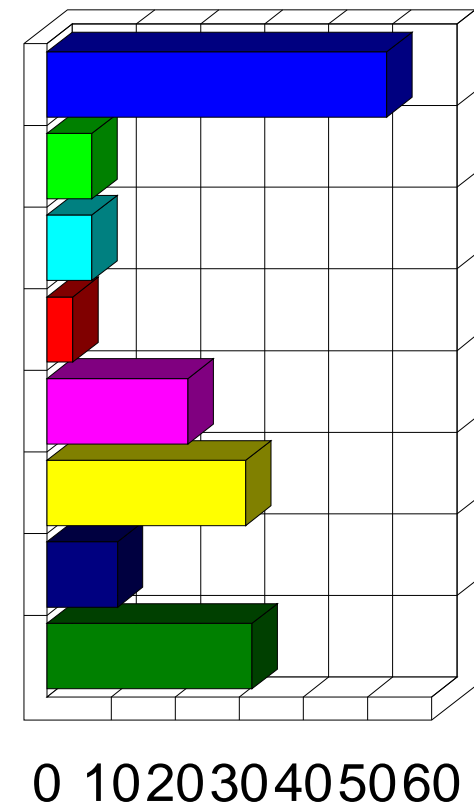
2008 Ranch at Roaring Fork Survey - Priorities



Which of the following statements most accurately reflects your intended future use of your Ranch residence for the next 5-10 years? (Please check all that apply)

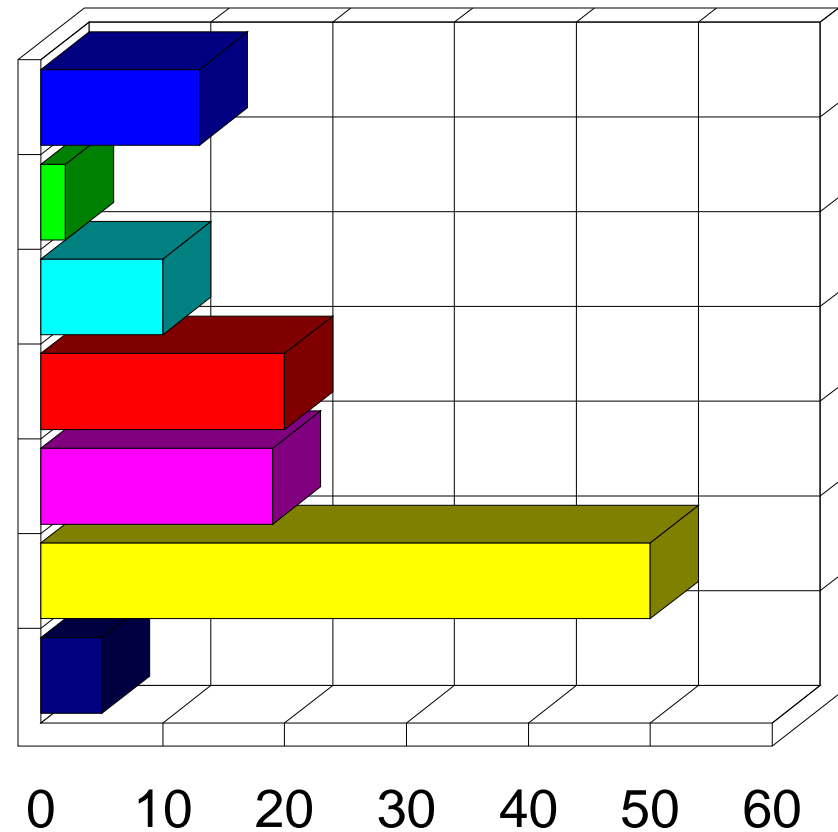


- Increase my personal use of the residence
- Sell the residence
- Use the residence as a full time rental unit
- Use the residence as a part time rental unit
- Retire to the Ranch and use as retirement residence
- Renovate the residence
- Become a full time resident
- Other:

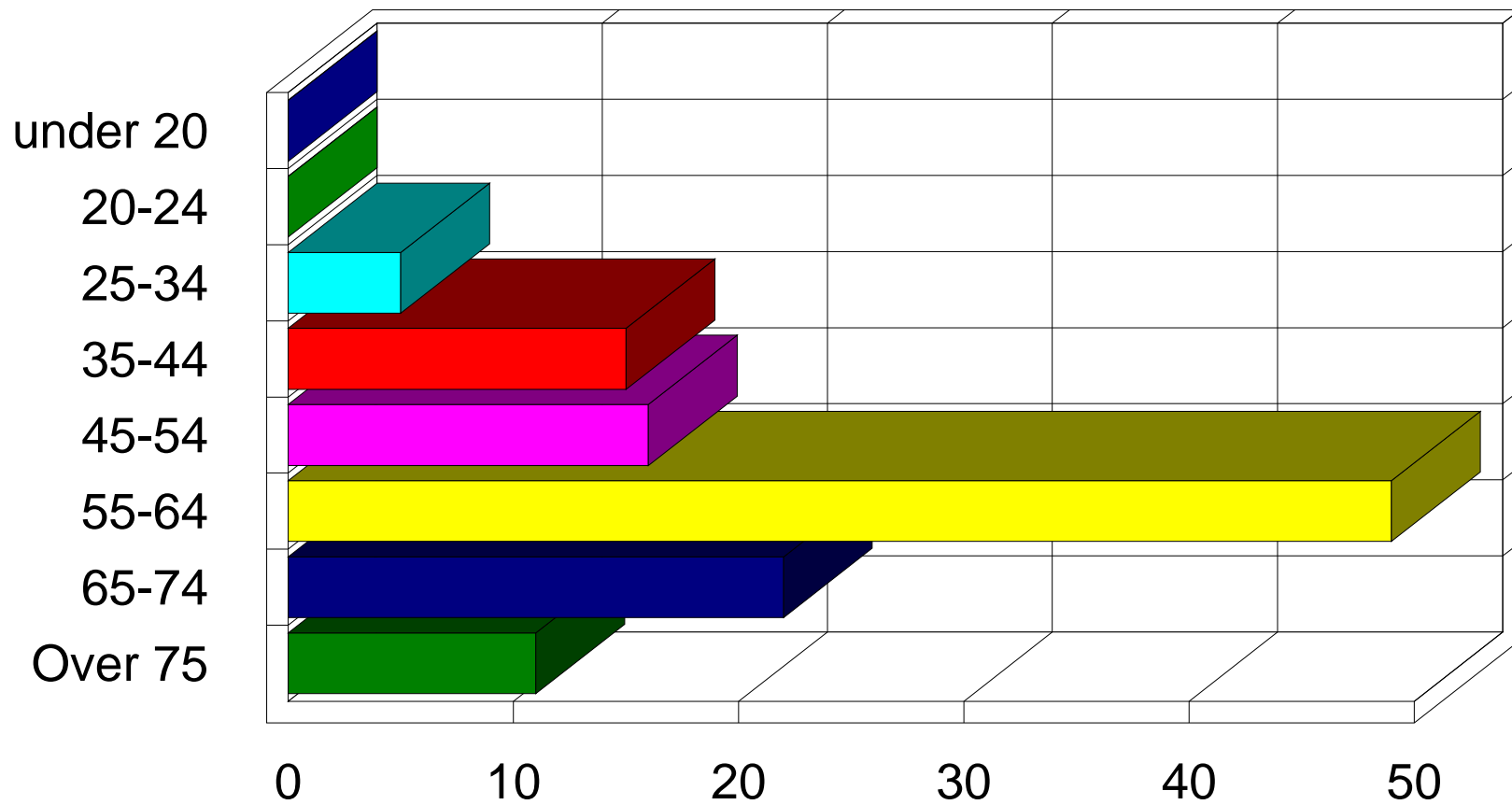


What is your family status?

- Single, no children
- Single, with children
- Single, children no longer at home
- Couple, no children
- Couple, with children
- Couple, children no longer at home
- Other:



What is your age?



Please indicate if your Annual Household Income is:

