

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
THE RANCH AT ROARING FORK HOMEOWNER'S ASSOCIATION**

**November 2, 2009**

**Regular Session**

The Board of Director's meeting of the Ranch at Roaring Fork Homeowner's Association was held at 4:00 P.M. on Monday, November 2, 2009, at the main office of the Ranch. Brian Pettet called the meeting to order. Board members present were Ryan Grobler, Gordon Nelson, Dennis Reynolds, Chris Rowberry and Paul Schlauch by telephone. George "Doc" Doxey was present and recorded the minutes.

Sue Coyle, Jeanie Hanas, Rick Carsten, and Tom Vail also attended the meeting.

**Minutes**

The minutes for the October 5, 2009 Board of Director's meeting were distributed to the Board members prior to the meeting. After review, Rowberry made a motion to approve the minutes with corrections and grammatical edits. The motion was seconded by Reynolds and the motion passed unanimously.

**Homeowner Issues**

Pettet stated that the primary goal of this meeting was to work on the 2010 Budget. Pettet asked if there were any non-agenda homeowner issues to be discussed. With there being none, the Board moved on to the request of the EAC.

**Equestrian Advisory Committee (EAC)**

Sue Coyle and Jeanie Hanas presented the request for the construction of additional horse shelters in the pastures. The EAC has worked through the Architectural Committee and the Architectural Committee made comments to the Board of Directors concerning the non conforming building materials.

After discussion, Nelson made a motion to approve the construction of loafing sheds this fall not to exceed \$9,000 (The EAC will be responsible for the repayment of the \$9,000). The motion was seconded by Grobler, and passed unanimously.

**2010 Proposed Budget**

The preliminary 2010 budget was distributed to the Board via the website. After discussion with Reynolds and Nelson, the staff was directed to have a \$0 increase in dues for 2010 by rescheduling capital projects, postponing scheduled maintenance and reducing the Ranch staff.

Discussion on each department included payroll, taxes and benefits and vendors services. It was determined that monthly General Operating and Condominium expenses could be reduced, thus reducing the 2010 dues to provide some relief to the Ranch at Roaring Fork property owners. Monthly contributions for Golf course expenses from owners would remain \$13 per month. Greens fees would be reviewed and increased to offset operating expenses.

Reynolds will work with CPMG and staff on interdepartmental distribution of costs such as taxes, insurance and labor. A revised draft of the 2010 budget would be distributed to the board by 11/06.

The proposed 2010 dues structure and budget would be made available to the owners and a Wrangler would go out the week of 11/16.

Action Items:

- Reduce expenses and refine distribution
- Distribute revisions to Board by 11/6
- Wrangler out week of 11/16
- Board to approve 2010 Budget by 11/30/09 either by unanimous consent or a special meeting of the Board.

**Next Board Meeting Date**

The next regular Board meeting will be December 7<sup>th</sup>, at 4 P.M.

Action Item:

- Post notice on the website and Ranch office door

A motion to adjourn the Board meeting was made by Rowberry, seconded by Reynolds and unanimously approved.

Respectfully submitted,  
George Doxey  
Acting Secretary