

## The Ranch at Roaring Fork Board of Directors Meeting

Monday, February 15, 2010

- **Executive Meeting** starts at 4:00PM

- **Regular Meeting** starts at 4:30PM

President, Brian Pettet called the meeting to order. Board members present were Dee Dee O'Brien, Ryan Grobler, Paul Schlauch, Gordon Nelson, Brian Pettet and Chris Rowberry. Not in attendance was Dennis Reynolds.

Also attending the meeting were JP Pfautz, Tom Vail, Ed and Joanne Anderson, Rick Carsten, Nancy Nelson, Mardie Schlauch and Michele Willey.

- **Homeowner Issues**

Homeowner comments: There were no homeowner issues.

- **Old Business**

**Discuss FAC proposals for approval:** JP Pfautz addressed the proposal for stocking and maintenance of the ponds, sediment removal of about 45 cubic yards and the FAC would like approval for stocking fish. Gordon Nelson said that he believes that stocking requires a permit. Motion was made from Gordon Nelson to approve the requests for all items except item #3 which is subject to a permit. Crawlers were used for stocking the last time and they stocked 600 lbs of fish. Paul Schlauch seconded the motion, which passed unanimously.

**Appoint FAC Liaison for committee:** Chris Rowberry recommended that Gordon Nelson step back onto the FAC. All were in favor. It was approved.

- **New Business**

**Insurance renewal document:** There were some questions about the insurance document. Covering the storage tank for \$51,500. Do we need that much? Business income insurance-what does it cover? Check on the amount of wooden and wire fencing and the amount of coverage that is needed. Board liability? What is this?

**Action:** Ryan Grobler will look into the coverage questions.

**Legal services proposal:** David Firman addressed the last board meeting. Legal services by the hour, by a fixed fee or not to exceed a certain amount were talked about for payment of legal services. A re-vamping of the old bi-laws needs to be done. Gordon moves to do the optional document review. Brian seconded. All in favor.

**Action:** Make covenants a PDF friendly document to put on website or on a CD. JP Pfautz said he has a disc that was given to him when he bought his house with all that information.

**C-DOT letter for wildlife barrier:** Game fence letter about fencing was received. Ramps, fencing and cattle guards will be installed in July. A study

was done and is available for viewing on the amount of wildlife killed. Ryan Grobler said the MM 6 – 14 has 170 game hit a year in just that section. The fencing is placed 30 feet from the center white line of the highway and could impact the golf course.

**Action:** Contact Tom Bailey and Aspen Glen to find out the way they approached the fencing issue and contact CDOT to see if they could work with us on a possible sound wall combination.

**Parking permits/signs:** People are parking in golf course parking and using the lot as a park and ride. Cars for sale are parked there as well. Homeowners from the Ranch are using it to park vehicles and also on weekends people not from the ranch are using the lot to park while they walk, hike or run on the Ranch. The Ranch community also needs to address this issue and be aware of violators. Signs need to be put on cars and if there is a second abuse the car should be towed. The “No overnight parking” is upheld year round at the golf course. We may have to start using the parking stickers again.

- **Financial**

Review 31/12/09 financials for comment: Dennis Reynolds is contacted on the phone to discuss Randy Reynolds. He was not available.

- **Confirm Next Meeting Date**

March 1<sup>st</sup>, 2010 is the next Board of Directors meeting and we need to start letting everyone know when the interviews will begin.

- **Adjourn Regular Meeting**

Motion to adjourn made by: Gordon Nelson

Seconded by: Brian Pettet

**Meeting Adjourned**