

RANCH AT ROARING FORK
Fishing Advisory Committee
Minutes of September 18, 2010 DRAFT

Present: Dan Bishop, Arnie Goldblatt, JP Pfaust, George Pucak, Stephanie McConaughy, Steve Coley, and Rick Carsten were present at the gazebo.

Others Present: Ed Anderson, Richard Sierzant.

Absent: None

Old Business:

Minutes for 06-30-2010. The minutes for the 06-30-2010 FAC meeting were approved.

FAC Liaison to the BOD. Steve Coley reported that he will serve as FAC liaison to the Ranch Board of Directors (BOD) while Ryan Grobler is on a 90-day leave of absence.

Ranch Manager's Report

a. Flood damage repair. Steve Coley reported that the BOD selected Fly Water Consulting (Corey Engen and company from Fort Collins, CO) to do bank stabilization on the Roaring Fork from the June 2010 floods. Road repair has already been completed. Three consultants provided bids to the BOD for the project, including Bob O'Brien, of Aqua Terra. Fly Water Consulting was chosen based on the professional quality of their bid and the fact that they offer a team of experts in diverse fields, which could be good for addressing future issues and projects at the Ranch. Work on the bank stabilization project is planned to begin in October 2010. Fly Water will pull the permit from the COE for the project. The cost of the project will be billed to the Waterways maintenance budget. Steve also reported that the head gate has been cleaned out and additional cleaning is planned for Patterson pond.

b. Access to footbridge through Elder subdivision. There was much discussion of the impact of the new Elder subdivision Lot 7 construction on access to the current footbridge across Sopris Creek from the cul-de-sac at the end of Surrey Street. Steve reported that, according to the most current Garfield County 1994 amended plat for the Elder subdivision, the Ranch and the Owners have no established easements for access across Lots 4 through 7, or along the easterly side of Sopris Creek along those lots. The property lines for those lots extend to the edge and sometimes into the water of Sopris Creek. The footbridge is currently located at the witness corner of Lot 7. (Richard Sierzant provided details of the history of development of the Elder subdivision. The lack of easement apparently was the result of an oversight in the Ranch's agreements with the developers of the revised Elder subdivision, which apparently was never formally and fully corrected, despite some efforts to do so.)

The Ranch and the Owners currently do have access within a segment of common land adjacent to the southerly boundaries of Lots 8 through 10 of the Elder subdivision and Sopris Creek, and in an area north of the Elder subdivision, but there is no established

access *across* Lots 4 through 10. The FAC discussed a number of possible options for obtaining access to a footbridge across Sopris Creek (currently located at the witness corner of Lot 7). Options included: (a) Negotiating a deal with Tom Bailey, owner of Lot 4, for access across Lot 4; (b) Negotiating with the owner of Lot 7 to continue to have access along Sopris Creek to the current location of the footbridge; (c) Relocating the footbridge to somewhere in the current common area between Sopris Creek and Lots 8 through 10 (without more, this option would not provide access across Lots 8 through 10 from the Surrey Street cul-de-sac); and (d) Negotiating with the owner of Lot 10 for access along the boundary between Lots 9 and 10. The FAC hopes that the problem of access can be solved without litigation. People interested in this issue can view maps and the Garfield County 1994 amended plat at the Ranch office. Steve Coley will bring the FAC's concerns and ideas to the BOD at their October meeting and report back to the FAC thereafter.

Action Item: The FAC wishes to express concerns to the Ranch BOD about access to Sopris Creek along the boundaries of the Elder subdivision. The FAC encourages the BOD to continue investigating alternative options for access to Sopris Creek in the Elder subdivision.

c. Status of COE permits. Steve reported that the 2009 Army COE permit has now been officially closed out. The 2006 Army COE permit for construction of the new stream remains open. The COE reported to Steve that required yearly monitoring reports from our consultants (Bob O'Brien and Mike Claffey) have not been filed. Based on a walk through the property in July, the COE determined that the Ranch has complied with wetlands requirements through wetlands created by the 2006 new stream project. Steve reported that he intends to continue working with the COE to complete requirements to close out the 2006 permit.

d. Estimated FAC budget for 2011. Steve Coley presented information on the FAC budget for 2010 and estimated 2011 budget. Steve also presented income for Ranch badge sales and prepaid badges from 2005 to 2010 (as of 07/31/10). Badge sales were down from 2009, but about the same for 2008 and some previous years: Without including prepaid badge sales, current sales (07-31-10) were \$61,500; sales for 2009 were \$70,825; sales for 2008 were \$61,400. Income budgeted for 2010 badge sales was \$72,175, based on projections by Tom Neel in 09/29/09. The FAC felt that the drop in 2010 badge sales was likely a reflection of the weak current economy. Steve reported that little additional income was derived from day permits or float tube permits. The FAC agreed with Steve that it was more realistic to project 2011 badge sales at \$65,000. Steve will present this 2011 projection to the BOD treasurer. Carry forward for 2011 is currently estimated at \$20,731. Waterways assessment is budgeted at \$18,772. Adding the carry forward and waterways assessment to an estimated \$65,000 for badge sales (without considering any prepaid badge income) yields an estimated 2011 FAC fishing budget of \$104,503. Subtracting the annual cost of \$54,888 for reserve expense yields an estimated 2011 FAC fishing and waterways net income of \$49,615. Details of line items for the 2010 budget and estimated 2011 budget can be obtained from Steve Coley.

Richard Sierzant raised the question of what has happened in the Ranch budget to moneys raised from the \$14/month assessed to the Ranch HOA for a dredging fund. This assessment was initiated in 1998 and has continued to be part of HOA dues to the present time. Dredging fund accounting has continued to be an unanswered question with regard to the fishing and waterways budgets, since there appears to be no line item in the budget reflecting the dredging fund assessment. Steve Coley explained that the Ranch accounting system will be changed in January 2011. Steve will raise questions about dredging fund accounting with the Ranch BOD and report back to the FAC.

Grass cutting: 2010 and 2011. Dan Bishop reported that five sections of Sopris Creek were used for experimental grass cutting. Details are as follows:

Stream section	Feet (GPS)	Man hours	Number men	Total man hours
Ranch Creek from the culvert below Hunt's Run to the culvert at Stagecoach Drive	1,056	5.6	3	17
First 100 feet of Rainbow Pond below Stagecoach Drive to the culvert	100			
Kelso Ditch	500	2	3	6
Second run above the power lines	210			
Second run above the concrete weir below the sewer plant	190	2	3	6
Hole and partial run at the cedar tree by picnic table	120			
Clean out and haul grass		3	2	6
TOTAL	2,176	12.6	2.7 (average)	35
TOTAL COST: 35 hours @ average \$20/hour = \$700				

Cutting was done once on each of the above sections on July 13 or July 27. Afterwards, Dan Bishop and Richard Sierzant visually inspected the results of grass cutting. The general effect was to free the water column from grass in hopes of maintaining a significant percentage of the fishable water column free from grass over an extended period of time. Observations of the cut sections showed a 50% grass free water column below the water surface for approximately 4 to 6 weeks post cutting in four sections. Grass in the Ranch Creek section grew back more quickly. Grass cutting made in the selected sections of Sopris Creek made the waters more fishable for dry fly and hopper-dropper techniques. The presence of grass on the bottom still impeded deep nymph fishing. Richard Sierzant expressed additional concerns that the new stream is beginning to show increased silt deposits and sections with grass like Sopris Creek.

Dan Bishop proposed continued experimental grass cutting in 2011 as follows:

- (1) The 2011 FAC will budget expenses up to \$5,000 for experimental grass cutting at an estimated \$20/hour per man.
- (2) Two cuttings will be done: one before July 4 and one at the end of July 2011.
- (3) Cutting will be done on Sopris Creek from the footbridge at Elder subdivision Lot 7 (near Sewer plant) downstream toward the power lines, as far as possible within budget parameters (approximately \$2,500 per cutting).
- (4) The FAC will assign person(s) to collect field regular observations on the effects of each cutting (including photographs if possible).
- (5) Steve Coley will confer with Ranch consultants on the grass cutting project.
- (6) The FAC will ask for input from the Ranch fishing community on the grass cutting project.

The FAC will decide at its next meeting whether to recommend grass cutting as described above for 2011.

Stocking program 2011. The FAC discussed stocking big fish (3-5 lbs.) in the trophy and condo ponds and smaller fish in the streams. Richard Sierzant urged the FAC to consider some stocking in the Fall to avoid fish die-off that often occurs after Spring stocking. Because of the timing of the FAC budget, stocking will take place in the Spring 2011, but the FAC may also consider some Fall 2011 stocking. Steve Coley will confer with the Ranch consultants for their opinions on 2011 stocking program and report back to the FAC in October. The FAC also welcomes comments from the fishing community on the stocking program.

New structure for open space. As reported previously, several Ranch homeowners have asked to have one or two new shelters constructed on the property to provide protection from sudden thunderstorms and lightning and to allow picnicking in the open areas. A shelter can modeled on the one at the golf course, but with a gravel floor instead of a concrete floor. JP Pfautz and Tom Vail estimated costs at \$5,000 for materials and \$3,000 for labor. Costs might be reduced by making use of volunteer work by Ranch homeowners with construction expertise. Since the shelter would serve all Ranch homeowners, the FAC will recommend that costs for the shelter be financed out of appropriate budget lines for open space and not the fishing fund.

Action item: The FAC will recommend to the Ranch BOD that one new shelter be built near the Sopris Creek Twin Bridges area.

Potential 2011 stream maintenance projects. Steve Coley reported that, with approval from the BOD, no new stream projects requiring COE permits will be initiated until the 2006 COE permit is officially closed. Steve plans to continue working himself with the COE to complete requirements to close out the 2006 permit, since previous attempts to obtain necessary reports from our consultants have been unsuccessful. Steve will also confer with Ranch consultants on appropriate new projects to be addressed after closing the 2006 COE permit. The FAC has received several suggestions for stream maintenance projects from members of the fishing community and continues to welcome additional suggestions.

New Business:

Communications with Ranch fishing community. Steve Coley will establish an email group list of the Ranch fishing community. The email list will be used to communicate more directly with people interested in fishing issues. Anyone wishing to be included on the list should contact Steve directly.

Badge structure. The FAC discussed the possibility of adding photographs to the Owner fishing badges to make it easier to identify proper users of the Owner badges. This and other badge issues will be considered at the next meeting.

Naming of stream sections. Steve Coley suggested that the FAC establish common names for various sections of Sopris Creek and the new stream. The names will be added to the new GIS system that Steve will use to map the Ranch property.

Next meeting: The FAC will schedule their next meeting for sometime in January or February, 2011.

Submitted by Stephanie McConaughy, Secretary