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The Ranch Wrangler

August 21, 2009

Annual Meeting Update

Just three weeks ago we had our Annual Homeowners meeting and it was attended by 60 homes in person and 33 by proxy. Lunch was attended by 120 owners and guests!

Brian Pettet began the meeting by asking “what does the Ranch mean to you?” There was lively participation by those in attendance. We heard; friends, water, beauty, wildlife, community, special, views, investment, home, fishing, golf, escape, paradise, safe, adult camp outdoors, tennis, open spaces, peaceful, cool, horses and love.

The major goal of the meeting was for open discussion about the previous noise abatement efforts and the Board of Directors heard many speak to about the noise and desire to mitigate the impacts. This subject is a key factor as the Board plans for the remainder of this year, next year and the years to come.

Ryan Grobler and Gordon Nelson are your newest Board members. A copy of the contact information for all of the Board members is also available online.

The meeting handout is on the website, should you not be able to view it there we do have additional copies here in the office. We should have a draft of the minutes of that meeting shortly after the next regular Board of Director’s meeting on August 31st.

Fishing Advisory Committee (FAC)

Well, the trackhoe has left the Ranch and this year’s stream work is history. So let’s look back and see what happened and why. Since all of the streams on the Ranch are man-made and require regular maintenance, the Fishing Advisory Committee went out to the fishing community and asked what sections of our streams you thought could use maintenance or fine tuning. You gave us quite a list to look at. We reviewed your suggestions with our consultant and he gave us cost estimates for each of them. Some

suggestions were too costly, some our consultant thought would be more appropriate next year and some were simply not practical – like having water run up hill. So working within our budget of \$20,000 we decided to focus this year’s work on Sopris Creek and the upper portion of JayKees.

The work we decided on was presented to the fishing community at a public meeting on May 16th. There was unanimous agreement on our selections. We then presented our recommendations to the Board of Directors and they approved our recommendations and authorized us to go ahead. The necessary permits were obtained and work was started in July. We had hoped to start the work earlier but the permitting process took longer than expected. After the work was completed we received several comments and complaints about what had been done. So working with our consultant we addressed these concerns and corrections were made. The final bill was \$12,146.

Staff will be cutting grass in sections of Sopris in the coming weeks. On Saturday, October 3rd there will be a public FAC meeting at the gazebo.

Submitted by Gordon Nelson

Rules and Regulations

This is the toughest part of the Ranch staffs responsibilities; communicating and enforcing the Ranch at Roaring Fork Rules and Regulations.

As one property owner said ““the rules are the rules, either enforce them all or don’t enforce any!”

Yet others have said “I’ll move mine when others move theirs!”, “I’ll cut mine when others cut theirs!”

It has been extremely difficult to do this and many valuable man hours are spent monitor and dealing with property owners’ misinterpretation or disregard for the rules and regulations.

It has been recommended that we hire off duty police to patrol the fishing streams. It has been recommended that the Ranch become a gated community, that we have 24 hour staff... We get calls after hours about barking dogs or cars blocking driveway. Not to speak of boats, campers & trailers brought to driveways and roadsides.

The newest “hot button” for some residents is others parking cars for sale, and trailers overnight in the Relay Station parking lot. A get tough policy will be presented at the next Board meeting that any vehicles or trailers left at the relay Station lot will be towed away at the owners’ expense.

It is up to the homeowners collectively to observe the rules and recommend changes if they think the rules are not appropriate.

Please send your thoughts and comments to the Board of Directors or plan to attend the next meeting.

Next Board of Directors Meeting

It was noted in the opening Annual Meeting update; the next regular Board of Directors Meeting has been rescheduled to 4:00 pm August 31st in observance of Labor Day the following weekend. Owners are welcome to attend. A draft of the agenda is posted at the office front door and on the website.

Critter Report

We have had sightings of raccoons going through trash cans, barbeque grills, pet dishes and bird feeders. Please be kind to the bears and don't bait them to your property. Yearly bears and skunks are also on the move around the Ranch, be aware of where you are, we don't want anyone or an animal to get hurt.

Please see the wild life information in the July 27th edition of the Wrangler or visit www.wildlife.state.co.us/bears for more information or call your local Division of Wildlife Office.

Remember, we have the opportunity to save a bear's life and our property, so please don't innocently bait a bear onto your property.

Doc

p.s.

There is a special treat for you from Michele
on the website, go to Documents "Scenes from the Ranch"