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The Ranch Wrangler

October 13, 2009

Rules & Regulations

Asbestos Abatement

Schlauch and Grobler presented a Remodeling and Renovating Asbestos Inspection and Abatement Policy. After some discussion Grobler made a motion to accept the policy as presented, effective immediately. Nelson seconded the motion and it passed unanimously. A copy of the policy is available on the website and in the Ranch office

Relay Station Parking

Nelson made a motion to manage the parking in the Relay Station Parking area. Amending the Rules and Regulations to state as of October 15th that there will be no overnight parking permitted in the Relay Station Parking lot. All violators will be towed at the owner's expense. The motion was seconded by O'Brien and passed unanimously.

RV Lot

A motion was made by Rowberry to immediately move the items stored in the RV Lot by tenants out to the rear storage area to accommodate property owners. The motion was seconded by Nelson and passed unanimously. Staff is to move the items and notify the tenants. Staff is to present additional policy recommendations to the Board of Directors along with the 2010 budget. A copy of the policy is available on the website and in the Ranch office

Condominiums

Staff has begun winterizing of the condominium buildings:

- The attic vent covers have been installed
- The hoses have been disconnected, staff has turned off the exterior faucets and covers have been put on the faucets. **Please do not reconnect the water.**
- The sewer service lines have been serviced and we have taken care to leave the units as we found them.

- The first week of November we will set all unoccupied unit thermostats at 50 degrees (low) for freeze protection of the waterlines. Please do not turn off the heat when you leave the Ranch and be sure to notify your guests!
- When the weather drops below 20 degrees we will add a safe, odorless and non-staining antifreeze in the upstairs shower drains to prevent freezing. A material Safety Data Sheet (MSDS) is available on the website and in the Ranch office. Please notify staff when you come and leave the unit so we might reapply the freeze protection as needed.

Fishing Advisory Committee (FAC)

The fall community meeting of the Fishing Advisory Committee (FAC) was held Saturday, Oct. 3. The committee was officially established by the board with the addition of members Stephanie McConaughy, JP Pfautz and Arnie Goldblatt. George Pucak and Dan Bishop comprise the balance of the committee. George Doxey, Gordon Nelson, Peter Breitenstein and Larry Beard were also in attendance.

The agenda items for consideration in review of the 2009 season were stream maintenance, in-stream grass cutting/management and fish stocking. The discussions regarding each of these were robust, informative and very positive. Specific details of each of these discussion topics will be forthcoming in the minutes of the meeting, as we expect to have them online for your review in a couple of weeks.

New Business items discussed were long term master planning, 2010 maintenance project consideration - Spawners Run, and a shelter(s) at the skeet range and possibly at the Twin Bridges area, similar to the one built by Tom Vail at the golf shop. The introduction of these items for community consideration will be important items at the next community meeting tentatively planned for late February, early March. The planning session prior to that meeting will be sometime in January. Please send us your requests/ideas for topics of concern to be discussed as the agenda for the late winter meeting is established. Specific dates for these two meetings will be announced well in advance in the Wrangler. Be there!

Kudos to Doc, Rick, Gus and the rest of their crew for their hard work in performing the many tasks needed to make 2009 another season to remember on the Ranch. As we 'dream up ways to make our fishery better', let's not forget that these are the guys who are so responsible for making those dreams real. They have tackled the many issues with an incredible work ethic, smiles on their faces and a strong desire to make our fishing experience all it can be. As you see them on the Ranch, point to the water and give them a hardy 'thumbs up'!! They certainly deserve our thanks!

One final note of concern to all Ranch at Roaring Fork fisherpersons accessing the river. Our property owner neighbor across the river, Buck Dean, has requested that we respect his property lines and not fish on his sections of the river on the north bank. Heretofore, these property lines have not been clearly marked. We are in the process of actively identifying these points and will consult Mr. Dean to mutually assure accuracy before placing permanent signs at the appropriate locations. Given our desire to protect our own river front fishing rights, please make every effort to respect Mr. Dean's property and obey the No Fishing signs you find on the lower, western section of the property on the north bank of the river. There will be 4 of them.

Drop by the office to inspect the aerial map showing our property lines if you have any doubts about the whereabouts of these signs.

"Tight lines to all" –Dan Bishop

Golf Course

It is that time again. The course is scheduled to close in 5 days, Sunday, October 18th. After the course officially closes there will be no staff in the office.

We ask you to follow a few simple rules:

- You may play the hole if the flags are on the greens
- You may not play if the flags are gone. The greens will have been treated with fungicide for the winter
- Please don't walk or run your dogs on the greens or tee boxes
- Remember, if you plan to X-C ski on the golf course when the flags are gone *please stay off the greens*

Next Board of Directors Meeting

The Regular Board of Directors meeting will be held on Monday, November 2nd at 4:00 pm.

A draft agenda for this meeting is on the Document page of the website.

Wildlife Reminder

With the cooler evenings and ripening berries and fruit we are hearing reports of bears and raccoons rummaging for an easy meal in the residential areas. They are drawn to fruit trees, trash cans, barbeque grills, pet dishes and bird feeders.

Please be kind to the bears and don't bait them to your property.

You may refer to the wildlife 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 to periodically reference the website.

There are properties for sale in the want ad section. The Document page is constantly updates with financials, Wranglers and Board meeting minutes.

Doc

RANCH AT ROARING FORK

Remodeling and Renovation
Asbestos Inspection and Abatement Policy
Adopted October 5, 2009

Asbestos is made up on microscopic bundles of fibers that may become airborne when disturbed and, if this material is inhaled into the lungs, it may cause significant health problems, including asbestiosis, mesothelioma and lung cancer.

The Ranch at Roaring Fork Homeowners Association has an interest in preventing asbestos from entering into or being deposited in the common areas of the Ranch and therefore has an interest in seeing that the owners of home and condominium units on the Ranch who plan demolition, renovation or remodeling projects comply with the applicable inspection, notification and abatement requirements.

According to the Colorado Department of Public Health and Environment (“CDPHE”), buildings of any age, including new construction, may contain asbestos containing material (“ACM”). Because many of the homes and condominium units at the Ranch were built in the 1970’s and 1980’s it is quite likely that some of the construction materials used, including texturing materials applied to walls and ceilings, floor tiles, blown in insulation, pipe insulation, and other construction materials may contain asbestos.

Under the regulations of the CDPHE, which implement the relevant federal and state laws, before conducting (i) any “demolition” or (ii) any renovation or remodeling that exceeds the ACM “trigger level,” the structures or components to be disturbed must be inspected by a state certified asbestos inspector. If ACM is found and the amount of that material to be disturbed would exceed the trigger level, which is 32 square feet of surface area in single family home or a condominium, a certified abatement contractor must remove and properly dispose of the material. In addition, even if the amount of ACM is under the trigger level, any ACM that is disturbed must be disposed of as required by law.

IT IS THE RESPONSIBILITY OF HOME AND CONDOMINIUM OWNERS TO COMPLY WITH ALL LEGAL REQUIREMENTS RELATING TO ASBESTOS CONTAINING MATERIALS. FAILURE TO DO SO MAY SUBJECT AN OWNER TO LIABILITY UNDER FEDERAL AND STATE LAW. A home or condominium unit owner who intends to engage in demolition, remodeling or renovation should contact the Garfield County Building and Plant Department to determine whether a building permit will be required. If a permit is required, the County will instruct the owner concerning the necessary asbestos testing in connection with the permit review process. However, even if the County determines that a demolition or building permit is not required, the owner is responsible for complying with all laws and regulations relating to the removal and disposal of ACM.*

* Home and condominium unit owners must inform themselves concerning the law and regulations relating to ACM and cannot rely on the foregoing summary, which is general in nature and current only to the date of this policy statement. Information concerning ACM and owner responsibilities can be obtained by contacting the CDPHE and/or reviewing materials available on its website.