

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

**July 6, 2009**

**Regular Session**

The Board of Directors meeting of the Ranch at Roaring Fork Homeowner's Association was held at 4:00 P.M. on Monday July 6, 2009 at the main office of the Ranch. Chris Rowberry called the meeting to order. Board members present were Dennis Reynolds, Dan Bishop, DeeDee O'Brien and Paul Schlauch. George "Doc" Doxey was present and Doc recorded the minutes.

Gordon Nelson also attended the meeting.

**Minutes**

The minutes for the June 10, 2009 Board of Directors meeting were distributed to the Board members prior to the meeting. After review, Schlauch 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**

A request from Cathy Houser was presented to the Board for the replacement of a plant that was damaged in the planting area they developed beside their unit. The Board denied the request to take responsibility for the planter. It was noted that owners can not convey responsibility to the HOA for planting in the common areas.

Bob Holt recommended that the Ranch inquire into Federal Economic Stimulus funding for RRF infrastructure.

Action Items:

- Doc to communicate with the Houser's of the board decision
- Ask Holt to research the stimulus opportunities for the Ranch

**Treasurer's Report**

Reynolds reported concerning his meeting with Jim Williamson and Doc here at the Ranch office, several of the key topics are:

- Doc to review preliminary financials prior to distribution to Board
- Jim to standardize heading on pages
- Write off bad debt of \$1,450 from old equestrian account
- CPMG to review entries for accounting codes
- Process Waterway note payments for distribution at Annual meeting

It was discussed that there would not be any financial documents in the Annual meeting packet as they are published monthly and place on the Ranch website and available upon request in the office.

Sassilino is working on 2008 Audit and taxes.

Action Items:

- Doc to turn around financial review in 1 day
- Process Waterway notes payments
- Get executed Stipulation on R. Reynolds

### **2009 Annual Meeting**

The homeowner packets were mailed on July 1st with notice, agenda, 2008 minutes, candidate information as well as ballots and proxy forms.

Reynolds will give the Treasurer's report and owners will be directed to the website for the monthly financial reports. O'Brien will confirm the election judge. A sample of the proposed Bailey Fund ballot will be distributed in the pre-meeting Wrangler and discussed at the meeting in preparation for a special election in the fall.

Action Item:

- Wranglers to go out by 7/10 and 7/24 to remind of meeting
- Election Judge

### **Fishing Advisory Board (FAC)**

It was noted that the Army Corp of Engineers (ACE) permit is here along with insurance certificates and contract for the 20090 Waterways improvements. Neel reviewed the contract and the FAC recommends that the Board execute the contract and work is scheduled to begin on 7/13. It was determined that a Board member should sign the agreement.

Nelson noted that the FAC is scheduling their next meeting for July 16th. The committee presented a 10 Year Financial Forecast and is working on a 10 year maintenance plan that will be posted on the website and presented to the homeowners at the next FAC open meeting.

After discussion the Board required that all FAC meeting be posted and open for all to attend

Action items:

- Post all FAC meetings
- Present monthly FAC updates for the Boards
- Research dredging history

### **Capital Expense Schedule**

A revised version on the Capital Expense Schedule has been placed in the Board packet. Staff has worked primarily on their 5 year perspective and will begin refining the 10 year portion; Golf, Equestrian, Water & Sewer have been incorporated. Board members are encouraged to review it and bring questions to the next meeting.

Action item:

- Staff to continue to refine 5 year and 10 year plan
- Board to review current information

### **Basin Ditch Agreement**

Currently there are two users of the Basin Ditch not in the Association; the only perceived advantage of membership would be liability insurance. We need to provide more information for the Board to make a decision.

Action Item:

- Contact Basin Ditch attorney for more information

### **WWTP Service & St. Finnbar Request**

Jim Mindling requested that the Ranch at Roaring Fork reconsider the decision not to reduce the cost of tap fees or extend the term of the service agreement.

It was requested that a summary of capacity of the WWTP and what will require improvements to the plant.

Staff made an inspection of the Aspen Equestrian Estates (AEE) and inventoried the existing homes. It appeared that there are more homes on the system than they are being billed for. Doc has sent a request to the Property Manager of AEE to verify the total number of homes and the total number of EQRs.

Action Items:

- Board summary of WWTP

- Respond to Jim Mindling
- Follow up on AEE issue

### **Common Recreational Area**

Staff conducted a site tour with prospective bidders on June 22<sup>nd</sup>. We received three proposals on July 3<sup>rd</sup> and one had requested until the 13<sup>th</sup>. Due to the amount of information and the new board members after the Annual meeting this issue will be moved to the September agenda.

Action Item:

- Thank you notes to all that replied.

### **Asbestos Abatement**

Information from Peliton Insurance in reference to the Ranch at Roaring Fork insurance policy concerning asbestos, along general information from CDPHE has been distributed to the Board, Schlauch offered to draft a Ranch policy for the review prior to the next Board meeting.

Action Item:

- Draft policy
- Discuss Asbestos with any property owner that might be remodeling.

### **Next Board Meeting Date**

The next regular Board meeting will be Monday September 7<sup>th</sup> at 4PM

Action Item:

- Post on the website and Ranch office door.

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

Respectfully submitted,  
George Doxey  
Acting Secretary