

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

October 5, 2009

Work Session

A Work Session was scheduled for 3:00 P.M. but due to scheduling issues it was canceled.

Executive Session

An Executive Session was called by Pettet prior to the regular meeting to discuss legal issues. There being no other items, a motion to adjourn was made by Rowberry and seconded by Schlauch.

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, October 5, 2009, at the main office of the Ranch. Brian Pettet called the meeting to order. Board members present were Ryan Grobler, Gordon Nelson, Dennis Reynolds, Chris Rowberry, DeeDee O'Brien and Paul Schlauch. George "Doc" Doxey was present and recorded the minutes.

Ed Anderson, Rick Carsten, Chris Chacos, Marcy Kneiper, Richard Sierzant and Tom Vail also attended the meeting.

Minutes

The minutes for the August 31, 2009 Board of Directors meeting were distributed to the Board members prior to the meeting. After review, Nelson 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

Sierzant commented that he had concerns with the Domestic water quality. The Board acknowledged the periodic increase in the water born minerals and that they do cause the odor. It was noted by members of the Board and attending homeowners that they too occasionally have issues with the odor, but have addressed it personally at their residences.

Sierzant addressed the (approximately 1998) \$15.00 per month increase in the Common Operating Reserves for “Dredging”. This Board agreed that the Assessments were increased by a previous Board and that the funds collected had been used to fund Common Operating Capital Expenses.

The Board stated that the recent dredging work in 2004 and 2008 on Patterson Pond and the main channel was funded out of the General Reserve Funds.

Action Item:

- Recommendations for improved water quality

Treasurer’s Report

Reynolds reported that the Audit was completed and posted on the website. We should receive an engagement letter from Sassolino shortly.

We are monitoring the homeowner receivables. It was noted, CPMG charges interest on all unpaid balances and that the Ranch Rules and Regulations and Senate Bill 100 state that intent to lien be sent after 90 days delinquency. After 120 days a lien would be filed and a demand letter sent to the owner.

Insurance and payroll overages were discussed. Reynolds is working on simplifying the budgeting process and the monthly allocations.

A motion was made by Rowberry to sell the Allos Stock. The motion was seconded by Grobler. It was noted that the certificate has been sent to Gene West of RBC Wealth Management. Doc reported that the sale should cost about \$250. The proceeds will be placed in the General Operating Reserve account. After discussion the motion passed unanimously.

Action Items:

- Sell Allos stock as soon as possible
- Work with Peliton Insurance on the 2010 cost distribution and recommendations for CC&R revisions
- Work with a Condominium Advisory Committee
- CPMG to make recommendations to simplify the distribution of payroll and insurance expenses
- Staff was instructed to budget at the 2009 level with no increases wherever possible
- 2010 Draft Budget by 10/15

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, Nelson seconded the motion and it passed unanimously.

Action Item:

- Include it in the next Wrangler and post it on the website.

Capital Expense Schedule (CAP EX)

The main focus of the November Board Meeting will be for the Capital Reserve Schedule and the 2010 Budget.

Action items:

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

Rules & Regulation (Parking)

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

Action Items:

- Notice in next several Wranglers
- Post on Office and Golf Shop doors
- Install signage on 10/15/09
- Post on Website

RV LOT

A motion was made by Rowberry to move the items stored in the RV Lot by tenants out to the near 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 recommendations to the Board of Directors along with the 2010 budget.

Action Items:

- Notify & move tenant items
- Recommendations for the RV

Equestrian Advisory Committee (EAC)

Sue Coyle sent a request to the Board for funding for additional shelter in the pastures. A motion to fund the construction of loafing sheds this fall not to exceed \$9,000. The EAC will be responsible for the repayment of the \$9,000. The EAC will work through the Architectural

Committee and present to the Board of Directors a proposal for final approval was made by Rowberry. The motion was seconded by Schlauch. The motion passed 5 in favor 2 opposed.

Action Items:

- Application with sample photo to Architectural Committee and Board for final approval
- Create a funding mechanism to be presented for the Board's approval

Common Recreational Area

Pettet addressed the reason for a Common Area Master Plan. Staff is attempting to meet the demands and needs of the property owners and special interest groups. A comprehensive plan will guide this and future Boards and staff in balancing the environment and property owner's needs.

A motion to work with The LandStudio, Inc. in developing the first phase of the master plan of "the recreational aspects" of the Ranch was made by Reynolds and seconded by Schlauch. The motion passed unanimously.

Action Item:

- Send letters to all applicants
- Schedule The Land Design to a board meeting after the New Year

Fishing Advisory Board (FAC)

Nelson reported on the October 3, 2009 FAC meeting. He acknowledged new committee members McConaughy, Pfautz and Goldblatt. They recommend Bishop as the chairman and McConaughy as secretary. Nelson will present the chair to the Board of Directors for approval. It was discussed that the FAC will develop recommendations for the waterways management as a part of their function. Nelson resigned as the FAC Board liaison.

The Board of Directors has utilized Tom Neel, Bob Jacobson and Paul Schlauch on the augmentation, irrigation and water rights issues.

Action items:

- Nelson to present Bishop as the FAC chair
- Letter to O'Brien to complete 2006 & 2009 projects
- Letter to ACE on 2009 project completion
- Develop Waterways goals and objectives

Committee Membership

It is the opinion of the majority of the Board that all advisory committee members and chairpersons be approved by the Board of Directors. Advisory committees are working on behalf of the Board of Directors.

Action Items:

- All current committees should present a current list of committee members and chair person
- All committee meetings, should be open and posted
- Minutes of all meetings should be presented to the Board of Directors
- These committees should be no larger than 7 property owners in good standing with the HOA
- An organizational chart will be place in the office and on the website

Highway 82 Corridor Committee (HCC)

Grobler reported that a HCC meeting was noticed and held in the Ranch office on 9/28/09. Based on this meeting the Board of Directors was presented handouts to begin addressing the visual and sound impacts of Highway 82. They recommend utilizing berming, water features and planting beginning this fall along the golf course.

The Board appreciates the energy of the HCC. The HCC will report back to the Board of Director prior to the November meeting and was asked to provide:

- Engineering information on sound reduction
- Hydrologic and augmentation data for water features
- Homeowner input

Buck Dean Property

On Saturday 9/26/09 we were contacted by Buck Dean, the property owner of the North West bank of the Roaring Fork River along the west end of the Ranch property. He requested that RRF fishermen do not fish on his property. We went out the area but could not find the fisherman. In the 09/28/09 Wrangler, a request was made that RRF fisherman do not fish on Dean's property. The Board of Directors directed the staff work with the FAC to determine where the property line is and place signs informing RRF fisherman that the Ranch at Roaring Fork property ends here.

Action Items:

- Mark property line
- Make & place signage
- FAC to provide Wrangler articles

Covenants, Conditions and Restrictions (CC&Rs)

The Current CC&Rs were written in the 1970's and need to be revised or amended according to current laws and the needs of the Homeowners Association needs. The Board of Directors will be to review and recommend revisions to the CC&Rs after the 2010 budget process.

Any changes or, revisions of amendments will be presented to the property owners.

Domestic Water Line Inspection

David Kotz of Schmueser Gordon Meyer is scheduled to inspect the soils surrounding the domestic water line. They will be here the week of October 12th or the 19th weather permitting.

Next Board Meeting Date

The next regular Board meeting will be at 4 P.M November 2nd.

Action Item:

- Post notice on the website and Ranch office door

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

Respectfully submitted,
George Doxey
Acting Secretary