

The Ranch at Roaring Fork Board of Directors Meeting

Monday, March 8, 2010

- **Regular Meeting starts @ 4:00 pm**

President Brian Pettet called the meeting to order. Board members present were Dee Dee O'Brien and Chris Rowberry. Attending by conference call were Paul Schlauch and Dennis Reynolds.

Also attending the meeting was: Ryan Grobler as acting ranch manager, Gary Gros, Rick Carston, Tom Vail, Richard Sierzant, and Stewart and Stephanie McConaughy.

Dee Dee O'Brien raised the issue of reverse 911 calls, and Brian Pettet responded on how it was implemented. This discussion arose because of the recent rock fall closing I-70 in Glenwood Canyon.

Brian Pettet introduced and welcomed the new ranch manager, Steve Coley.

There was a motion by Chris Rowberry to put Ryan Grobler back on the Board of Directors, seconded by Dennis Reynolds. Passed unanimously.

- **Minutes**

February 15, 2010 minutes were approved with the exception of the changes in spelling of names, and to specify that the FAC proposal to stock fish was passed unanimously by the Board.

- **Homeowner Issues**

Gary Gros read his letter to the Board regarding his concerns regarding his concern as to the increase in RV lot rent. Ryan Grobler responded that the increase was a disincentive to use more spaces and to allow other homeowners access to lots if they need them. Richard Sierzant suggested that we look at old equipment and cars and remove whatever is truly just rotting and rusting in the RV lot. Gary Gros responded that if you are paying for boarding a horse here, you should be able to get to keep a horse trailer as well, since they both go hand in hand. Mr. Gros indicated he would go along with the existing policy, and Brian Pettet said that the Board could look into it again prior to the 2011 budget.

- **Old Business**

Insurance – Ryan had looked into this, and said that we should look into the coverage of the fencing and water tank. His suggestion was to leave existing coverage on fencing and Board Liability, and leave the tank as it is for now, until it can be examined later in the spring, and then perhaps adjust the policy.

Parking lot signs – Ryan said the new signs will be put up, and that less people are parking by the golf shop. Chris said to add "We've recorded your license plate number."

C-Dot wildlife fence – Ryan reported that the fence will stop at the west side of the main entrance, and that the contractor will start in July. There are no plans to put a cattle guard in at the ranch entrance at this time. Ryan has asked the CDOT representative to walk the Surrey Lane section with him, and will question why they want to put a game ramp where the fence will end. The Board suggested that the manager draft a letter to CDOT regarding the funneling of wildlife on to Ranch's main business and cash generator (the golf course) and to see about the potential of using taller jersey barriers to provide not only wildlife fencing but also to mitigate sound. Tom Vail suggested completing the fence on the other

side of Highway 82, because that is where the wildlife comes from. There was discussion regarding using the Bailey fund as a cost-share contribution for implementing the jersey barriers.

New Business

A plan for a pot-luck gathering at Ryan Grobler's house as a "meet and greet" for the new ranch manager and his family was approved, as well as funding for \$300 for supplies (Brian moved, Chris seconded, approved unanimously). The date is Saturday, April 3rd, from 6-8 pm.

404 permitting. Ryan spoke with Bob O'Brian, who thinks that we're in compliance, and that the permits are open for 3 – 5 years, but Steve Coley was tasked with looking into it, and get a written response from Bob O'Brian. JP was looking into permits to dredge the Upper Spawners area, and Steve Coley was also asked to check in with the Corps of Engineers, and to make sure that the primary contact person was the Ranch Manager. Stephanie McConaughy said that the work had been discussed but not authorized by the FAC.

New Golf Contract. Tom Vail itemized his changes to a new contract for management of the golf course and grounds maintenance. This would be a new five year contract, running from 2010 to 2014.

There was discussion among Tom and the Board members regarding the control of access to the course by friends of HOA members, and that there needs to be an increase in the diligence of who is on the course at any time.

Green fees will be increased to \$21, a \$2 increase. There will no user fees by members of the HOA, as it undermines enjoyment of the amenity by the owners. Tom asked about purchasing golf course management software for a cost of around \$5,800. Brian asked for more options, and Chris asked for a more thorough presentation.

There will be a contract meeting in the near future, to go over an outline of terms. Steve Coley will work on a draft of the 2 separate contracts. Brian will submit a template to Steve, and once drafted, it will be circulated around to Tom and all of the Board members. Paul and Dennis will get scanned copies of the documents that Tom presented at the meeting.

There was also discussion as to Tom's check signing privileges, and that there would be no administrative costs allocated to the golf program, as well as a need for comprehensive accounting regarding the costs associated with golf operations.

Financials. Dennis stated that the legal costs associated with the fire would be reclassified, and that administrative payroll was high, as well as that we have overspent on condo maintenance. There was discussion about a homeowner whose HOA dues are significantly past due, and that we may tow a vehicle out of the RV lot, since he hasn't paid those fees either. There was discussion as to the potential of foreclosing on the property. Dennis said he would reiterate to the homeowners that are late paying their fees, and that Steve should send out contact information.

The next Board of Directors meeting is scheduled for April 5, 2010 at 4:00 pm.

Meeting was adjourned by Brian Pettet at 5:55 pm.

