

Ranch at Roaring Fork Board of Directors Meeting
Tuesday, April 6, 2010
Draft Minutes

- **Regular Session will start at 4 pm**

Chris Rowberry called the meeting to order. Board members present were DeeDee O'Brien, Ryan Grobler, Gordon Nelson, Chris Rowberry and Ranch Manager, Steve Coley. Conference callers on line were Paul Schlauch and Dennis Reynolds. Also attending the meeting were Rick Carsten, Tom Vail, Nancy Nelson, Richard Sierzant, Joanne Anderson, Ed Anderson and Michele Willey.

- **Minutes**

- **Approve minutes from March 8, 2010**

Richard Sierzant said the minutes should be available to homeowners. Chris Rowberry said they need to be approved before putting them on the web, but that they should be available.

Action: Start putting the minutes on web.

Chris Rowberry motioned to approve. DeeDee O'Brien seconded the motion.

- **Homeowner Issues**

Homeowner letters and comment

Steve Coley has had comments from homeowners:

1. There is a lot of dog poop on the property. Choices of action: Staff pick up, bill HOA for it or get after the dog owners to pick up after their dogs. Maybe more dog stations should be located behind the units or we should send letters out to specific owners.
2. There was a theft on Rainbow Court during daylight hours.
3. One of the horses got cut on a wire fence in the pasture.

- **Old Business**

- **CDOT Fence – Adam Cornely from CDOT will attend**

Adam Cornely explained the wildlife fence plan and passed out colored maps indicating the fence and deer guard. The fence would be coming up on the south side of highway. The fence will come inside of right a way on Ranch property. There is no budget for a deer guard at the entrance to the Ranch. If it becomes a kill zone they will look at it again. CDOT would pay for it if it is done later. A game ramp would be installed at the east end. It allows the wildlife to go into our property and not go back out to the highway. The idea is to fence both sides of the highway and the ramps allow them to get off of the highway corridor. Chris suggested we look the plans over and talk about it to see if there are any concerns. If we are not going to have a deer guard there should not be one on the other side of the highway either as it will create a bottleneck. RRF is the only private property that CDOT is encroaching on. Cost sharing is not out of the question but Garfield County would have to get involved. CDOT would be willing to explore it. Tom Vail asked if the deer ramp could be moved farther to the east on CDOT property next to Aspen Equestrians so that it wouldn't be on the golf course. Since it would be on CDOT property it shouldn't be a problem. CDOT needs to start advertising and once the project is started

changes could be still made. The total project could go to the end of the year. Until a contractor surveys we won't know exactly where the right away will be. The deer fence will be CDOT's responsibility and if something is built together with the Ranch at Roaring Fork, it will be the Ranch's responsibility to maintain. The question was raised of us doing a survey so we would know where the fence is going to be ahead of time. Richard Sierzant asked why they couldn't just put up an 8' Jersey barrier.

Action: Communicate concerns through Steve Coley. Steve will contact John Martin. Adam Cornely said that an 8' Jersey barrier could require an engineered footing or possible other problems.

- **Golf Contract update**

Steve Coley and Tom Vail have had conversations about golf issues and the irrigation system. They have also talked about the existing contract, budget and understanding each other. Chris Rowberry would like an attorney to iron out the contract and the budget. We would like to move forward with a legal contract to be drawn up by an attorney. The suggestion was made to start with an attorney. This will benefit both parties. Let's not rush this. Tom Vail said that an attorney generated his side of the contract. There are things that are missing and the contract is vague according to Chris Rowberry.

Action: The Board needs to tighten the contract and produce a document that we can go forward with. Until then the golf course is under the existing contract.

Tom Vail raised some questions:

1. What is the "definition of a resident and their family. Does the Board think that the new verbage is OK?
2. Can the golf course trade out painting and carpentry for a golfing priviledge? Yes, Board is OK with that.
3. Flow meter on the irrigation system to monitor the flow of water and collect data for the water commissioner. The cost would be \$675. A motion was made by Chris Rowberry to approve the installation of a flow meter and it was seconded by Gordon Nelson.

New Business

- **FAC Report, Recommendations**

A recommendation was made for Dan Bishop be the one to contract with suggestions on cutting brush along the streams for fisherman access. The Ranch staff would do the work with Dan advising them on locations. Dan Bishop attended a meeting with the FAC and they felt he was qualified to make those decisions because of the success of the efforts last year.

Gordon Nelson motioned that it be passed with an amendment that Dan Bishop be a representative from FAC but to work with the staff.

Seconded by Ryan Grobler. Motion passed.

- **Manager's report**

- **Culvert washed out, repaired**

Rick was able to fix the culvert.

- **Gus Legal, nothing from Lupe yet**

- **Sales to St. Finnbar**

18 EQR minimum sales total, 35 max, all hooked up by 12/31/2020. So far they have purchased 26.5 EQRs, and are using 4.1 EQRs right now. Aspen Equestrian bought 120 EQRs, and are using 86 (36 left).

Possible issues would be: That the system capacity isn't large enough, there could be possible leaks in the system and a larger system would have to be built if St. Finnbar builds out.

Action: Look into this issue before it becomes a problem.

- **COE permitting issues**

There are 2 outstanding permits.

Action: Walk around with COE to be in compliance and write a letter to O'Brien to confirm that all has been done that needs to be done.

- **Fire settlement check received, deposited with RBC**

Keep track and create a line item balance sheet. Chris Rowberry said that the settlement is not a secret but homeowners should not talk about it outside the community. More details will be available at the office.

- **Logging plans, chips on roads (OR NOT)**

We don't want the logging plans to interfere with everyone's enjoyment of the property. We are hiring a professional logger to get the trees down and on the ground. 1 week/\$5,000. We will then chip on site and move away larger pieces into a roll-off. We will blow the chips into the weeds instead of using them on the road. They will decompose and we will haul out the larger pieces. Kelly Gessele will haul them out at \$100 a load. Cottonwoods are not good firewood. \$10,100 budget is requested. This will include taking 20 loads to the dump. Motion for funding was made from Gordon Nelson and seconded by Paul Schlauch. The project will be done in house. Motion carries.

- **Bucket truck over RV lot to cut cottonwood limbs**

Hire a bucket truck to trim branches before an RV gets damaged in the RV lot.

- **Buck Deane (Chris Rowberry)**

Chris Rowberry had a conversation with Buck Deane about an easement piece on our side of the river that is on Buck's property. He expressed the trade-off for golf or fishing for Buck Deane and his son. Richard Sierzant also wondered if all of the Board members know where the boundary lines are and if the other side of the river is posted with boundary markers.

- **Bank Signature Card**

Brian Pettet and DeeDee O'Brien are authorized on the card. We should add Steve Coley, Ryan Grobler and Gordon Nelson to the list as Brian Pettet and DeeDee O'Brien will be off the board this year. Add verbage to the account for two signatures for check to be cashed if over \$5,000. Tom Vail and Nancy Vail have a credit card. The question was raised as to having a card issued to a person with a W-2 and 1099. This cannot be done with the IRS.

Action: Dennis Reynolds will look into this.

- **Hugh McGee memorial bench**

Hugh would like to have a bench put up in memory of his wife. It would be a permanent structure like the one on the east end. The spot that was chosen is in a good area and all

funding will be done by Hugh McGee. Motion was made by Chris Rowberry and seconded by Ryan Grobler to let Hugh McGee go ahead with it.

- **HOA Dues in arrears, defer to Executive Session?**
- **Stocking fish**

Crowthers stocked fish and it went well.

- **Car for sale in lot**

Is there a rule against For Sale cars in parking lots? There is no rule but the Board is not in favor of it and more cars could show up.

Action: Put a note in the Wrangler.

- **Clutch on UTV**

Rick replaced the clutch on the UTV in house.

- **Tires on dump truck**

Tires were replaced on the dump truck

Noise Abatement – Joanne Anderson

Plan A: They have funds to negotiate with CDOT but will wait to see what CDOT does.

Plan B: Plan is in place with the golf course.

- **Financial**

- **Review February Financials**

Dennis reviewed financials. It is too early in the year yet for much comment.

Action: Get financials out a few days before the meeting to review.

- **Confirm next meeting date**

- **May 3, 2010**

- **Adjourn Regular Meeting**

Motion to adjourn the meeting made by Chris Rowberry.

DeeDee O'Brien seconded it. The meeting was adjourned.

- **Executive Session**