

The Ranch at Roaring Fork Board of Directors Meeting

May 3, 2010

Regular Session will start at 4 pm

Board members present were Dennis Reynolds, Ryan Grobler, Gordon Nelson, Brian Pettet, Chris Rowberry and Ranch Manager, Steve Coley.

Also attending the meeting were Doug Pratte of The Land Studio, Peter Breitenstein, Tom & Nancy Vail, Rick Carsten, and Michele Willey.

Brian Pettet called the meeting to order.

Minutes

- **Approve minutes from April 5, 2010**

Rowberry questioned "attorney prepared" in regard to the golf contract in the minutes.

Motion to approve minutes by Rowberry. Seconded and Approved.

Homeowner Issues

- **Homeowner letters and comments**

Breitenstein has question. "May I rent one or both of my Fishing Badges?" He stated that Kansas plates parked in #129 were fishing here. They rented the unit and used the badges. He feels that enforcement needs to be done. Fishing badges should not be rented to guests. Rowberry said we should all be enforcing the rules.

Bub Smith suggested that the legally handicapped be able to drive a golf cart to the fishing areas. He would pay for the cart and make it available. Nelson said they should look at a policy for handicapped use and bring it to the board.

Frank Hallowell has done RV lot research and said it is not legitimate to charge for the RV lot and it needs to be reconsidered. The response is that we are not changing the fee structure. Vehicles need to be removed if not paid.

Old Business

- **CDOT Fence** – Relocation of game ramp onto Aspen Equestrian.

The east end will have access to the natural gas line with a 16' gate. Tom Vail did the ground work. CDOT will get back to us with their budget once the contractors bids come through as to how far the game fence will go. CDOT will not be doing a combination fence together with the RRF sound wall.

- **Golf Contract update** – Steve Coley and Tom Vail have explored the golf operations being managed as either an employee or lessee/lessor. Management of the course as an

employee is preferable to the Ranch. Nelson said that Tom and Nancy Vail waived the revenue sharing with the existing contract if we have a contract done this year. Tom Vail feels that moving toward an employee type relation is the direction it seems to be going. Could we incorporate golf course management with Other Side of the Fence? Summary of the two contract options would be beneficial. Do we want an employee relationship or a sub-contractor? Rowberry said that as a ranch employee RRF would buy the equipment and Vail would get paid a salary.

Action: Coley and Vail need to work out the numbers to present to the Board. Need contract before the next June meeting.

- **Fire mitigation, progress**

Rick and Gus have been working hard. About 75% of the trees are down of what they planned to take down. RF Conservancy and Coley have discussed keeping burnt tree habitat for birds in clusters. They will be leaving some areas in clusters. We will be stockpiling chips for some Ranch use and then may have to take the rest off the property. The company is doing a good job.

New Business

- **Land Studio, Open Space Plan**

Doug Pratte will go over the process of the Open Space Plan. They look at the inventory of property and do an analysis for designs. They look at the activities and outline a program analysis for how activities lay out on the property. They include a biologist to look at the wetlands activities. They would like to interact with a Ranch advisory committee and then give a presentation at the Homeowner's meeting. Nelson felt they should work directly with the Board not an Advisory Committee. The Board should get info from people not from a homeowner survey which could be too confusing in Nelson's opinion. Reynolds wondered if an Open Space Plan is the same as a Master Plan. Pratte said that it identifies areas and what the needs are based on the activity for that area. Pettet feels that the Ranch needs specifics. Will this plan address those specific needs? Coley feels that a re-forestation plan and wildlife plan are what is needed. Rowberry thinks it seems expensive and wants to make sure this document will be a guide for the future and that it will be followed in the future. Pratte said the plans are meant to change (example: the fire). It will need to be updated periodically. It will identify the basis and the Ranch will go from there. If we didn't do this Plan the risk is in not being consistent according to Pettet. Right now there is no guidance. Reynolds asked that if additional meetings are needed will there be more expenses. Pratte said that only additional copies would be extra if they needed printing done at a copy shop and \$100 per hour extra for additional work that may need to be pulled together for the annual meeting. Nelson asked about \$1,200 charged for a homeowner survey instead of working with an email survey. Could it be taken out of the total?

Action: Pratte to give us some examples of his work in a PDF format. He will adjust the menu of the bill.

- **Hindman Sanchez document review**

David Firmin reviewed several possible changes in the Ranch documents to have them reflect current Colorado law.

Action: Hindman Sanchez will send a questionnaire to fill out with likes and dislikes of the existing document. Then we will work on amending the document.

- **All staff verified as legal**
- **Parking stickers and hang tags** – Starting a sticker program on homeowner vehicles
- **Change gate code** - Contractor came in the gate with a load of chips to dump. We need to change code.
- **HOA dues in arrears** – Something has been put in place with the Jacobson property.

Action: Steve Coley to have a conversation with David Firman to verify the process.

- **Apple trees** – Homeowner would like to donate trees to plant. Defer to Open Space Plan
- **Start process to bring bookkeeping in house** (select CPA, Quickbooks training)

CMC offering Quickbook classes in June for a total of \$480 for both Michele Willey and Steve Coley to take. Outside company would be brought in to establish new data and set up the program. Rowberry feels that having a shadow system in place to work out the bugs works best. Motion to pass by Grobler and seconded by Reynolds.

Manager's report

- **Open Headgate to flush system**

Coley talked to the State and they said we have the capability to flush the system. Four days would be the max and it shouldn't upset the system. We can shut the system down as we have that control if it gets to be too much water. It would be good to get the slime and build up out of the system. The Board agrees.

- **Review of history, property with Tom Neel**
- **Habitat improvement / Roaring Fork Conservancy**
- **Water rights on abandonment list**

We have impacted our use of the water rights. Sherry Caloia is involved and knows about it. The Basin Ditch is the third largest diversion on the Roaring Fork River.

Financial

- **Review March Financials** – Reynolds said reserve for fire mitigation will get reimbursed.

Confirm next meeting date: June 7, 2010

Adjourn Regular Meeting

Executive Session