

Minutes

BOARD OF DIRECTORS MEETING

June 6, 2011

Work session at 3:00 pm

- Consideration of possible amendment to the Declaration and initial review and possible discussion of first draft of proposed amendment prepared by HindmanSanchez
- Review OSAC recommendations regarding Highway 82 Landscaping Plan and Entranceway
- Follow up discussion of Owner/Guest issues
- Other matters as determined by Board members

Regular session at 4:00 pm

Board members present were Paul Schlauch, Dennis Reynolds, Christie Jensen, Chris Coyle, Gwen Ballard, Dan Ellis and Vanessa Anthes. Also attending the meeting were Ranch Manager, Steve Coley, Mardie Schlauch, Richard Sierzant, Mike Romanus, Carol Pucak, Stephanie McConaughy and administrative assistant, Michele Willey. Peter Breitenstein attended by phone.

Paul Schlauch called the meeting to order at 4:02 pm.

Minutes

- Approve draft minutes from May 7, 2011 meeting. Motion by Jensen to approve the minutes. Seconded by Coyle. All in favor. Approved unanimously.

Homeowner Issues

- Homeowner letters and comments, Mike Romanus commented on the Headgate maintenance costs and the recent agreement with Iron Rose Ranch. Romanus questioned the ditch maintenance agreement at no cost to Iron Rose until 2018. He asked for this to be on the agenda for the Annual Meeting.
- Sierzant neighbor trees update – Richard thanked the Board for getting both of his neighbors to clean up their properties. He stated that there are still dead trees on both sides of his property. He asked if there could be a change to the bylaws so that the Board could take a tree down or do yard maintenance and bill the homeowner if they do not respond to letters or fines. Schlauch directed Coley to send out a second letter advising the homeowners that if the offending trees are not removed they may be subject to receiving a fine. Coley was also directed to drive through Ranch property on Monday mornings to look for violations of the bylaws. Jensen will prepare a Wrangler item to educate homeowners on tree diseases.

Old Business

- Further consideration of the results of the membership survey regarding funding of recreational activities, including additional survey responses and initial decision regarding possible amendment of the Declaration - A motion was made by Coyle to recommend amendment of the Declaration to allow the Board to charge homeowners for the use of the all of the recreational amenities except the golf course. Seconded by Ellis. Discussion. Passed 5-2 (Schlauch and Reynolds).
- Action regarding definitions of Owner and Guest – Counsel has advised that the Board has the power to clarify/amend the definition of owners and guests, if needed. There was also discussion that whereas the definition of who is an owner and as such entitled to utilize Ranch amenities is difficult and engenders controversy, usage of the amenities can be much more easily quantified. Different scenarios for controlling usage were presented and discussed. Stephanie McConaughy, chair of the FWAC, suggested that all owners would be required to obtain a photo ID to be utilized for access to the golf course and to accompany fishing badges. The Board encouraged the FWAC to go forward with their possible solution to control usage and present it at the next meeting. No Board action was taken.
- Review of status of Rainbow Court, Wolff easements, Kassco update. – Richard Kassebaum has signed documents that transfer Kassco property deeds to the Ranch. The Wolff easement documents are complete except the survey exhibit and should be sent out shortly. The Rainbow Court easement agreements have been mailed to each of the property owners.
- Martin/Cinco condo leak update – The work done on Condo #299 and #305 by G.W.Shaver has been completed. The invoice has not been received.
- Horse boarding insurance considerations – Our insurance carrier (Travelers) has advised Peliton Insurance (the Ranch agent) that the premium for allowing boarders would be \$10,000. As the Board's approval of horse boarding was made contingent on the satisfactory resolution of insurance coverage, the Board determined the proposed coverage was too expensive and determined to not allow horse boarding at this time. A question arose as to whether a ranch renter can board horses if the owner/lessor waives their right to usage of open space. It was determined they could. On another topic relating to horses, Coley was directed to include a note in the Wrangler not to feed the horses.

New Business

- High water mitigation update – The berm at St. Finnbar has been permitted and constructed. The Board thanked Steve Coley and Chris Coyle for getting this done quickly.
- Girardot building application – The Architectural Committee recommended approval on the Girardot application. The Duckers, who have the property next door, have also reviewed the plans. The Board of Directors directed Coley to ask for a grading and landscape plans before granting final approval. Jensen moved that the building plan is approved subject to approval of a drainage, grading and landscape plan. Coyle seconded. Public comment. None. All in favor. Unanimously approved.
- Initial action on OSAC proposal regarding Highway 82 Landscaping Plan and Entranceway – Tentative plans for the front entrance upgrade and Highway 82 plantings were reviewed by the board. No action.
- Consideration of need for 2011 special assessment, if any, required offsetting lost budgeted income from golf, horse and storage amenities. Reynolds said that the total amount of the special assessment would be around \$60,000. No action.

- Confirmation of action taken by email vote appointing Stephanie McConaughy as chairman of the FWAC – Motion made by Coyle. Seconded by Reynolds. All in favor. 7-0.
- Appointment of Nominating Committee – Dan Ellis and Chris Coyle are willing to serve on the Nominating Committee. Mike Romanus was also suggested. A motion was made by Dennis Reynolds to appoint Chris Coyle the chair of the Nominating Committee, as well as to include Dan Ellis and Mike Romanus. Seconded by Christie Jensen. All in favor. Passed unanimously.
- Amendment of Bylaws – No action taken.
- Consideration of recommendation of FWAC regarding retention of a consultant –. Motion made by Chris Coyle to authorize FlyWater to prepare a scoping and estimate of cost to update the master plan for fishing and waterways. Seconded by Dan Ellis. Public comment - none. All in favor 7-0. Passed unanimously.
- Golf Advisory Committee report – A flyer has been created to take around to hotels and corporate groups advertising the RRF golf course. Gwen Ballard will review the general ledger to review expenses that are attributed to golf. Her concern is that the golf course used to be profitable, and perhaps should be now.

Manager's report

- GIS licensing – Paul Currier has offered his survey instruments so that staff can input elevations into the GIS database. Coley reported that the Ranch should receive the GIS software and data shortly.
- Aspen Equestrian Ditch – There was concern that a ditch from Aspen Equestrian was not being maintained as it flowed through the Ranch and private property. A culvert was uncovered that allowed for all flows to be managed through the golf course ponds.
- Priorities for June
Condo roof maintenance bid accepted. The work will replace shingles and caulking to extend the life of the roofs, sewer line replacement investigation

Ranch Creek irrigation structure – installed by FlyWater. No bill received.

Flood mitigation – ongoing

Financial

- April financial review – We need to work with Robertson & Marchetti to simplify the balance sheet. RBC account is all in CDs. The rates are very bad. An 8 year step-up CD could be a better option (grows from 2%-7% in eight years). We did open two step-up accounts for \$50,000 each.
- Foreclosure sales scheduled – Randy Reynolds sale is scheduled for August 10. The Alexander's sale is scheduled for August 3rd.

Confirm next meeting date

- July 11, 2011, regular meeting at 4:00 pm with a work sessions at 3:00 pm.

We would like to have an August Board meeting on August 8th before the Annual Meeting on August 13th

Motion to adjourn by Chris Coyle at 7:35 pm. Seconded by Vanessa Anthes. Passed unanimously.

Draft Minutes

BOARD OF DIRECTORS MEETING

May 2, 2011

Board members present were Dan Ellis, Gwen Ballard, Christie Jensen, Paul Schlauch, Dennis Reynolds, Chris Coyle, Vanessa Anthes. Also attending the meeting were Ranch Manager, Steve Coley, Tom Vail, Carol Pucak, Ed and Jo Anne Anderson, Mardie Schlauch, Marcy Kneiper, and administrative assistant, Michele Willey. Peter Breitenstein attended by phone.

The meeting was called to order at 4:02 pm

Minutes

Approve draft minutes from March 7, 2011 meeting. Coyle made the motion to approve the minutes, seconded by Anthes. Vote was 5-2 with Reynolds and Ballard abstaining as Reynolds was not at the March 7 meeting and Ballard was not on the board yet. Approve draft minutes from April 8, 2011 meeting. Ballard moved to approve the minutes with Coyle seconding. Approved unanimously.

Homeowner Issues

Homeowner letters and comments –

- Carol Pucak addressed the Board regarding concern for infrastructure funding, fire litigation proceeds, timeliness of the minute distribution to homeowners, survey validity and a perceived lack of notification to homeowners for discussion regarding outside horse boarding. She felt that the recent homeowner survey was unreliable. Schlauch responded that the Board is aware of the infrastructure needs and that future surveys will be administered differently. The Board agreed that the minutes need to be distributed to owners sooner and will work to move to a bullet format. Horse boarding had been approved pending resolution of adequate insurance protection, for which information is still being gathered. It was restated that the approved boarding policy allowed for evicting boarders with 30 days' notice.
- Sierzant neighbor trees –Coley was directed to send out a violation notices to homeowners with diseased aspen trees.
- Spero Demis letter – His concerns regarding overgrazing were discussed, which would not be the case given the current and anticipated herd size. His other concerns had been considered in the earlier discussion of this issue.
- Multiple letters regarding James Hanas using compost pile – The Board has decided that if Ranch residents are commercial contractors they may dump branches and lawn clipping if the only source are Ranch homeowners. No other commercial contractors may dump material on Ranch property.

Old Business

- Articles and Bylaws review and approve revisions to recommend to members.
 - Motion to recommend to the membership approval of the amendments to the Articles of Incorporation. Reynolds made the motion to approve and Coyle seconded. Discussion: None. Passed unanimously.
 - Motion was made by Anthes to recommend to homeowners to approve amendments to the Bylaws with the single change in the language changing the quorum requirement in the draft back to the 51% that is stated in the current bylaws. Seconded by Ellis. Discussion: None. Passed unanimously.

- Definitions of “Owner” and “Guest” - Board members expressed their thoughts concerning possible definitions and agreed to certain concepts on a preliminary basis. Schlauch will seek additional community input through the various advisory committees and directly from the members. Advisory committees will post meeting dates to community one week prior to the meeting via Ranch website and an email blast. All advisory committee meetings will be held at the Ranch office.

- Consideration of and action regarding use of fire litigation settlement funds in light of HindmanSanchez opinion. Discussion regarding use of the funds only to mitigate damage caused by the fire and the requirement that any project costs in excess of \$10,000 must be voted on by the community.

- Further consideration of the results of the membership survey regarding funding of recreational activities, including additional survey responses and initial decision regarding amendment of the Declaration. No discussion, other than to not post the final 4 pages of the survey on the website to keep homeowner names private.

- Review Rainbow Court, Wolff easements, Kassco update. Final edits have been submitted to Balcomb and Green, to be sent to the respective homeowners shortly.

New Business

- Girardot/Gerber flood repair update – Repairs completed.

- Martin condo leak update – Work to determine location of freezing pipes to commence May 3.

- The topic of suspension of the rights of members to use the recreational common elements should they be in arrears on payment of their association assessments was added to the agenda for Board consideration and action. Coyle moved that the Board suspend the above rights for any association member in arrears for a period ending the month following the month of the assessment. (Example: the assessment for April must be paid no later than May 31). Ellis seconded the motion. The motion was approved unanimously and Steve Coley was instructed to issue a blast email to all members immediately. He was further instructed to

contact all members who are delinquent to advise them of the suspension of their ability utilized the recreational common elements including, but not limited to, golf and fishing.

Manager's report

- Well house repairs – Wellhouse repaired, and is structurally and electrically in better shape than originally constructed.
- WWTP repairs – The large mixer cannot be repaired as originally reported, and the anticipated cost for a new one is \$8,000.
- GIS licensing – The data set should be received shortly once the Iron Rose receives a copy of the April minutes as certified by the Board Secretary.
- Manager priorities for May - Infrastructure
 1. Investigate costs for condo roof replacement, sewer line replacement or repair.
 2. Investigate cost for water quality improvement.
 3. The Basin ditch cleaning, feeder ditch to golf course cleaned.
 4. Approval of rock structure to assist irrigation system: Ranch Creek. FlyWater is coming in on Wednesday to raise the water level for the intake. The Ranch Creek homeowners will pay for this repair. Motion made by Reynolds to approve, seconded by Ellis. Comments: None. Unanimous approval.
 5. St. Finnbar flood mitigation – No plans were submitted. Coley will work with landowner and FlyWater to obtain full plans/cost estimate.
- RV Lot fee discussion – This is a common element with no charge. Coley will check into current usage and what space is still available.

February Financial Review

- HOA dues in arrears – Reynolds led the review of the March 31 financials and made recommendations to the format of the reports.
- Workers Compensation renewal. - Annual premium of \$5,700 does not require Board approval as this is a regular business expense.
- Foreclosure sales scheduled. - Alexander condo scheduled by the Public Trustee to be sold on May 11.

Confirm next meeting date

- June 6, 2011, regular meeting at 4:00. Work session at 3:00

Anthes moved that the meeting be adjourned and Ballard seconded. Meeting adjourned at 6:45 pm.