

Board of Directors Meeting

July 12, 2010

Regular Session will start at 4 pm

Board members present were Ryan Grobler, DeeDee O'Brien, Dennis Reynolds, Gordon Nelson, Brian Pettet, Chris Rowberry and Ranch Manager, Steve Coley. Also attending the meeting were Tom and Nancy Vail, Richard Sierzant and Michele Willey.

Brian Pettet called the meeting to order at 4:00 pm

Minutes

- Approve minutes from June 14, 2010

Gordon Nelson approved the minutes, seconded by Dennis Reynolds.

Passed unanimously.

Homeowner Issues

- **Homeowner letters and comments**

Brian Pettet expressed concern over a party that was set up by homeowner, Doug York. It was a streamside picnic with caterers and a party atmosphere put up by the river. How does the Board want to handle this? Steve Coley will give the homeowner a call and in the future anyone would need Board approval to do something like this again.

Gordon Nelson would like the staff to set up a picnic table or something natural like a stump for fisherman changing boots and relaxing by the river.

Steve Coley said that the ranch had received two notices about gravel pits in the area. The Western Slope Aggregates pit across from RRF would like to expand. LaFarge will be building a berm between Hwy. 82 for their new pit just east of County Road 103. Concern was for increased truck traffic but basically nothing will change much as far as the Ranch is concerned.

Old Business

- **Golf Contract update** – We will go into executive session with this item.
- **Fire mitigation, progress** – Two more days of log work with large trees that our guys were uncomfortable dropping.

- **Open Space Plan, GIS bids** – \$2,500 from Sopris Engineering, \$3,500 from Zach Purdue, \$6,000 from Geo-Spatial Logic. Geo-Spatial Logic bid would include a GIS tool that we could use and from that we could build anything. Tom Bailey would be basically be selling it to us. It would be an overall tool for the Ranch. Even though the bid is more expensive and could have add-on fees later, we could approve more projects and we could utilize many other features. The data is already there and it is very high resolution. It sees through all vegetation and can determine acreage. Reynolds wonders if we would really use it a lot. Coley said that it could be utilized for example on the golf course or with stream maintenance. An outside source would have to lay in the details as we don't have the expertise for the program. Reynolds and Rowberry need to know more details on costs of the manipulation that we would be doing in the future.

Action: Coley will check into costs of using the GIS tool for future projects.

- **Accounting plan**

Eric Weaver from the new accounting firm came over today and spent time with Dennis Reynolds and Steve Coley. Projection for transition will be the first of the October. They will come back to us with formatting information. We will approach CPMG on the transition and hopefully they will work with us. We could start loading information the 1st of October. We can modify the financial tools in QuickBooks so that the accounts will be easier for the homeowner's to read. There will be a lot of information that we will need to input. We need to request an Engagement letter from the firm. They will be setting up and formatting the initial program. The costs for that set-up are unknown. Also, we will need to keep CPMG on board for at least three months. \$5,000 should be allotted to appropriate for the transition.

Gordon Nelson moved that we appropriate \$5,000 and Chris Rowberry seconded it.

Passed unanimously.

- **Alpine Bank signatures** – Gordon Nelson signed on the account and all is set up.

New Business

- **Annual Meeting update** – The Annual Meeting will be on August 7th. The Board meeting will start at 10:00 am followed by the picnic at 12:30. Everything has been ordered and the food will be provided by Pan & Fork Catering.
- **Board candidates** - Chris Coyle will be running and Christy Jensen is supposed to get her information to us. Willy Worley has put his hat in the ring. We need to mail out the packets as soon as possible with ballots and voting proxies.
- **Horses and pastures** – Haying will start any day.
- **Tank static test** – Kelley Gessele did a test for water leakage and it held the line. This gives us assurance that we could still maintain pressure if we had to drain the tank.

- **Tenant issues** – Access easement at end of Surrey – The Wolff lot is pulling permits together for building at the end of Surrey Street. Access for easement will go away when that house is built. There might be another possible access available on an adjacent lot.
- **Fill material for Wolff building lot, road work by river** – Coley talked about utilizing the fill pile and screening rip rap instead of buying fill from across the road. Coley would like Board approval to use it and asked if we would charge the builder for it? Rowberry said to try to sell it and if not give it away. Adjacent lot owner's were contacted and the builders have the approval to go ahead with the project so that all lots will be at one level. We need to make sure that the bridges are strong enough for large hauling trucks.

Manager's report

- **River work, COE review and permitting** – The walk-through didn't happen last week but will happen the 27th of July. We need to get a permit to go into the Roaring Fork to clear out the material in front of the headgate. Where to dispose of it is the question? We are looking at disposing of it close to the headgate as the material is so sloppy. With a GIS we would know where the low spots were and could fill them in. Or we could fill in a few ponds with it or dump it into a staging area to pull out and use at a later date. We found a range of \$7-\$27 a ton for rip rap. We need to get bids to get the best price.
- **Golf course pump** – The rebuild of the Golf course pump was \$5,000. A new pump would have taken much longer and the golf course would have been fried by then.
- **Review of water rights, actions to take (GIS study)** – We will need to get the acreage amount to the state soon.
- **Haying** - Discussed
- **Aquatic grasses** – We are moving some grasses out along the riverbeds.
- **Gate code** – Changed code for the entrance gate because of unauthorized dumping. The RV code has stayed the same.
- **CDOT survey** – CDOT will soon be starting the Deer fence and Deer guard at the Ranch. They will pay for a 24' deer guard at the entrance or maybe a 32' deer guard based on cost overruns. The Ranch would have to pay for the remaining width at \$1,000 a foot. We need to decide if want to have the full 50' width entrance or if 32' will be enough. We need to move forward with this decision soon. Ryan Grobler proposed spending the money that it would cost for the extra 18' of deer guard for a new pleasing 32' entrance with the deer fence coming right up to the 32' deer guard. The Board will need to look at the entrance to see if 32' is enough width for driving in and out.

Action: Steve Coley will put out cones so people can visualize the widths and see if 32' would be wide enough.

Contract worker's – Extra workers may be needed for powerwashing the backs of the condos. Carlos or Mountain Temp is a possibility. Lupe is doing the gutter's now but we could use a second person to help with powerwashing. Brian Pettet said that we should work with the staff we have and do the best job we can. If people don't want the dues to go up we need to work within our budget. There probably will be an assessment next year, though.

Financial

- **Review June Financials**

Confirm next meeting date

- August 7, 2010

Adjourn Regular Meeting

Executive Session, Golf contract

The Ranch at Roaring Fork Board of Directors Meeting

June 14, 2010

Regular Session will start at 4 pm

Brian Pettet called the meeting to order. Board members present were Paul Schlauch, Ryan Grobler, DeeDee O'Brien, Dennis Reynolds, Gordon Nelson, Brian Pettet, Chris Rowberry and Ranch Manager, Steve Coley.

Also attending the meeting were Eric Weaver of Robertson & Marchetti, P.C., Jo Anne and Ed Anderson, Tom and Nancy Vail, Nancy Nelson, Christie Jensen, Richard Sierzant, Marcy Kneiper, Rick Carsten, and Michele Willey.

Brian Pettet called the meeting to order.

Minutes

- Approve minutes from May 3, 2010

Motion to approve minutes and seconded by DeeDee O'Brien

Homeowner Issues

- **Homeowner letters and comments**

Ed Anderson commented that the entrance to the Ranch at Roaring Fork is an eye sore and should be dressed up to look much better.

A letter was received from the Duckers. They are having a party with 20-30 guests on July 8th and they wanted to let the Ranch know and make sure it was OK and give a heads up.

Old Business

- **Golf Contract update**

Tom Vail and Steve Coley have talked and are moving toward a contract with Other Side of the Fence, LLC, being the contractor rather than Tom becoming an employee. The contract would probably go into effect next year. Chris Rowberry feels that the Ranch doesn't want to be in the equipment business so having a contractor is the way to go. Concern was raised of an equipment storage clause and a termination clause. Tom feels that he would have to know by budget season if he was going to be terminated. Hopefully a contract will be signed by July. Reynolds has a concern that five years may be too long of a contract. Vail said five years was always mentioned. We need to define where the baseline starts. Two contracts would be rolled into one. Valves, sprinkler repair and wiring is considered irrigation repair at \$50 an hour. Having no debit card is an issue. Brian Pettet said that the credit card is an operational detail that doesn't need to be in the contract. The Ranch would set the green fees. The Ranch should get bids for large ticket items when they arise (\$5,000 and up) to keep in check and see what others are charging. Tom Vail thinks that the daily rate for 9 holes needs to be reduced.

Gordon Nelson motioned to reduce the green fees to \$19, seconded by DeeDee O'Brien and along with that they should place some ads in the newspaper. **MOTION PASSED.**

- **Fire mitigation, progress**

Thirteen loads of trees and tree limbs have been moved off the property in roll-offs. We are at a stopping point for the time being. The east end looks good and is pretty much done for now. The thought was that if a tree was a hazard it was removed.

- **Hindman Sanchez document review**

Hindman Sanchez submitted a questionnaire to us but there are some potential pitfalls. Nelson said it might be worthwhile to do a survey to mortgage holders. But it is hard to get

responses from mortgage companies. We can address the articles in the by-laws but not declarations. Nelson is concerned about assessed evaluations.

- **Land Studio, Open Space Plan**

Land Studio is putting together an open space plan. Written surveys seem like the best way to go. Gordon Nelson wanted a map of what we are going to do and to be clear to the staff so they are comfortable with it. Paul Schlauch said that if the money is paid we want to know specifically which things were addressed such as noxious weeds and riparian issues (as an example). We need more of a maintenance plan to find out how to get from here to there. Steve Coley could use a GIS plan to have overlays of the property done. Paul Schlauch doesn't want to throw the money out to a company when we know what needs to be done. We could bring in someone who knows specifically about each subject and then make the changes. Sierzant said that water is the driver for all these issues.

- **Accounting plan**

Steve Coley and Michele Willey will be taking a QuickBooks class for three Tuesdays to become more familiar with the program and be able to take on more of the accounting tasks within the office.

- **Alpine Bank signatures**

Signatures have been signed at Alpine Bank. Gordon Nelson will also sign his name and everyone's will be on file.

New Business

- **Eric Weaver / Robertson & Marchetti, P.C. presentation**

The firm of Robertson & Marchetti are accountants out of Edwards, Colorado. They would oversee the ranch accounting process. Their specialty is in Metro Districts which is right in line with the Ranch at Roaring Fork. QuickBooks has an online version that makes it easy for all permitted users to go online and view documents at the same time. If the ranch were to become a metro district, the county treasurer does the collecting which makes it a lot easier. There are many tax advantages but also some down sides. Votes would be by residents only, not by second homeowners. They can do the financials and could also do the taxes, but not audits. They would supervise the transition. He would put together an engagement letter to let us know their fees and what they could do.

- **Annual Meeting update**

The Homeowner's Meeting is on August 7th at 10:00 am. Pan and Fork Supper Club is catering the event. The BBQ starts at 12:30.

- **Horses and pastures**

We just sold that hot walker that has been stored behind the barn to a veterinarian for \$2,500. There are concerns that the horses are getting sick in the spring. This could be stopped if we fertilize the fields. Questions brought up for outside users to lease horse pasture for their horses. They would take them out in the winter. This was tabled until another time. Another question was raised. Since the horses need to be ridden, Kathryn Gros had suggested that Steve Coley's wife, Jayne Coley and their daughter would be able to come to the ranch and ride. A liability waiver would need to be signed. **MOTION PASSED.**

- **Well pumps and controls**

There was so much water going through the ranch's water system that Steve Coley had a man come in to check for leaks in the system. The leaks were identified. There was an open tap on Ranch Creek and a failed fire hydrant. The controls were running 24/7 and have wasted 100,000 gallons a day for an indefinite amount of time. The pumps may have to be replaced because of all the pressure that has been put on them. Ryan Grobler said that if we are replacing pumps it should be coming out of Kelly Gessele's pocket. Steve Coley will approach Kelly on that issue. Brian Pettet said that it is a basic function of Kelly's job to monitor that. Two fire hydrants need to be replaced also. Richard Sierzant has two fire hydrants that he would donate to the Ranch. Steve Coley will follow up.

Tenants

We need to get information from long-term tenants so we can get in touch with them and notify them when we need to.

FAC Liason

The FAC Committee would like to get new liason. Ryan Grobler volunteered to do it.

Manager's report

- **Flooding**

The flooding was high recently and could have been worse if Twin Lakes would have released their water. The Corp of Engineers were contacted and they gave the go ahead to clean the silt and material in front of the headgate. We lost a hundred feet of road, and 1,100 feet of road need repair. The headgates were turned down as far as they would go during the flood, and the river was coming around the headgate through St. Finbar. St. Finnbar and Coley will meet to discuss.

- **Weed spraying**

The new herbicide is working on eliminating the tansy and thistle.

- **Review of water rights, actions to take (GIS study)**

- **Lien executed, funds received**

First payment has been made on the account in arrears.

- **Mowing near streams**

Brush hog is mowing in the same pattern as last year.

Financials

- **Review May Financials**

Dennis Reynolds said that the financials are in the best shape he has seen in the 22 months that he has been on the Board. The budget is over and insurance will catch up. Condo maintenance is spent already. Horse budget has a glitch with CPMG that will get worked out. Fire reserve fund has been used this month. Question was raised on liens. A Super lien starts at six months. DeeDee O'Brien had a question on foreclosures. Who is taking care of the pump and lawn issues of homeowners in foreclosure? Chris Rowberry said that the bank would have the interest so they should be the ones responsible.

The Board also feels that we need to start driving through the property again checking on infractions of the rules and regulations and send out the letters to homeowner's.

Confirm next meeting date

- July 12, 2010

Adjourn Regular Meeting

Executive Session