

DRAFT

Board of Directors Meeting

Sept 13, 2010

Regular Session will start at 4 pm

Board members present were Chris Coyle, Christie Jensen, Dennis Reynolds, Gordon Nelson, Paul Schlauch and Ranch Manager, Steve Coley. Also attending the meeting were Tom and Nancy Vail, Ed Anderson, Nancy Nelson, Stephanie McConaughy, Rick Carston and Michele Willey.

Dennis Reynolds called the meeting to order.

The following officers were elected for one year terms:

President – Paul Schlauch

Vice President - Gordon Nelson

Treasurer – Dennis Reynolds

Secretary- Christie Jensen

Minutes

▪ **Approved minutes from July 12, 2010** - Minutes of the July 12, 2010 Board of Directors meeting were approved after minor corrections. Stephanie McConaughy requested that draft minutes be posted on the website. Chris Coyle said posting draft minutes should be done until the approved minutes are posted. Draft minutes of board meetings will be posted on the RRF website as they become available.

Homeowner Issues

▪ **Homeowner letters and comments** – Letter from Ted Washburn, Sept. 1 –What can be done about water spots and stains. We should attack the problem at the well source. Hard water issues can be dealt with using a water softener. Everett Pierce did put in a Culligan system and we are waiting for his feedback.

Request from Ryan Grobler for a work related leave of absence from the Board. Motion to issue a 90 day leave of absence. APPROVED unanimously.

Letter from Wayne Moore, #305 about cleaning of Headgate and Spawners.

Old Business

- **Golf Contract** – Schlauch moved that the RRF HOA enter into a contract between Other Side of the Fence and the Ranch at Roaring Fork HOA in the form of the agreement that was circulated to the Board prior to the meeting. APPROVED.
- **COE permitting, bids** – We have lost part of the road and the bank along the river and are taking bids for a bank stabilization project. Bob O’Brien is the long time person that has worked for us and the bid from him is vague at \$5-12,000. Fly Water from Rifle has a much more structured contract and is looking at a long time relationship with a flexible schedule at \$9,480. Colorado River Engineering came in at \$5,380 with permitting and construction supervision extra. Stephanie McConaughy commented that one advantage of a group like Fly Water is that they have additional assets to offer. Nelson moved to accept the proposal from Fly Water. Seconded by Coyle. APPROVED unanimously.
- **Open Space Plan, GIS bids** – Staff time has been spent dropping more dead trees and we purchased some additional equipment that we are using for this purpose.
- Staff is also now doing some tree trimming around the condos. We will be tagging dead trees so we will know in the winter which ones they are.
- Reynolds suggested that we keep track of equipment costs and hours of labor devoted to work in the open space resulting from damage caused by the County Road 100 fire. After discussion the Board agreed and instructed the Ranch Manager to separately track such costs.
- Coley would like to use the GIS tool at the ranch for the river work. He would like to use Geo Spatial Logic because they have state of the art equipment for flood plain analysis. Anything in the public domain would be included in the \$6,000 plan. Coyle would like to review their contract. Nelson moved approval, of the Geo Spatial Logic contract, Coyle seconded and the motion was APPROVED, unanimously, subject to a review of the contract. **ACTION:** Chris Coyle will review the contract.
- **Accounting plan** – We have an engagement letter from Robertson & Marchetti for bringing the accounting into the office. They would do the general ledger, taxes and insurance and we would do the billing, homeowner accounts and payroll as of the first of January. They are looking over the budget process and we would pick and choose which services we would use. We could terminate at any time. Reynolds recommended we sign the engagement letter from Robertson & Marchetti and moved for its approval, Nelson seconded. APPROVED, unanimously.
- **River work bids** - We screened the material that had been stockpiled west of the barn to provide cobbles and smaller material for the repair the road. We also sold Wolff some of the screen material as fill for her lot. Bids for boulders for the project ranged from \$7 a ton to \$45 a ton. We have contracted with Zen Excavating for large boulders at \$7/ton.

▪ **Surrey Street Access** –The residence currently under construction on Lot #7 of the Elder Subdivision on Surrey St blocks a path across that lot that has been used by RRF members for more than 20 years to provide access to the open space. Coley read a message to the Board from Bruce Ducker. Ducker believes that the HOA has a prescriptive right of access across Lot #7 for access to the open space. The Board deferred action on this matter to an executive session to be held immediately following the public meeting.

▪ **Insurance claims update** – We had burst pipes over the winter in a few of the condos and our deductible is \$10,000 in each instance. Total Ranch costs for two claims were \$6,500. The Board determined to investigate alternative approaches to providing insurance coverage for the condos with the goal of lessening the costs that would need to be borne by the HOA for any future damage to the condo buildings from frozen pipes.

New Business

▪ **Architectural Review board** – Phyllis Smith appealed a decision by the Architectural Control Committee (ACC) that denied her request paint her house a color that is not in our approved colors. The Board affirmed the decision of the ACC.

▪ **Tennis surface** – Christie Jensen said that the surface of the tennis court is not very good. The balls lose momentum and don't play well because of it.

ACTION: Board recommends that we contact the manufacturer.

▪ **Landscaping in open space (see minutes, BOD, July '08)** – Mike Gerber planted blue spruce trees in the open space adjacent to his house, on the other side of the stream. The Architectural Control Committee had approved the request, but the matter had not been presented to the Board. One member of the ACC asked Coley to discuss the request with Gerber's neighbors. Coley's contracts resulted in negative feedback on the proposal. Under the circumstances, the Board decided not to require the removal of the trees, but to ensure that they are maintained in a manner that does not interfere with fishing on the stream or the mountain views of adjacent homeowners. **ACTION:** Advise Mr. Gerber that the HOA will keep the trees at the height and width that will not interfere with fishing access and view. Board approval is required for all planting in the open space.

▪ **Pasture treatment** – We have poor pastures and our horses get sick in the spring. Remedy is to amend the soils and to remove all alfalfa, clover and weeds to have a better product. Horses thrive on grass not alfalfa.

ACTION: Coyle is looking into future details for broad-based spraying.

▪ **Trash contract** – Waste Management's performance has been less than satisfactory. They miss many homes in their trash pick-up. We will notify Waste management of our concerns and continue to monitor the situation.

▪ **Advisory Committees** – the Board has asked Coley to submit a list of existing advisory committee members, and to ask throughout the community if anyone would like to serve. The Board will appoint members at the next Board Meeting.

Manager's report

▪ **Headgate cleanout** – Work was done at the headgate and Tom Bailey will pay a portion of it when we receive a bill. Wetlands deposits from St. Finnbar would create surface flooding. Two more days of work would be needed to clean out these areas. Shlauch made the motion to approve, and Nelson seconded. Unanimously Approved.

▪ **Water quality testing** – Coley contacted URS Engineering for remedies to our water quality and they are looking into it.

▪ **Water rights, court date Dec 23** – Augmentation plan has a court date Dec. 23.

▪ **Haying** – We had a bad hay crop this year. We had 1,900 bales last year and only 1,534 bales this year.

Financial

▪ **Review July Financials, HOA dues in arrears, audit** – Reynolds said that cash accounts in Citywide Bank were supposed to be cleared out at \$50,000. CPMG didn't make the transfer. The Alpine Bank account is from the golf course and was swept into Community Bank. We are \$75,000 short in the reserves. Net loss on general operations was \$10,000. If we have too many more water breaks we will be looking at assessments. We may need to address the condo community for responsibility. The audit is done. The tax returns are done and will be filed tomorrow.

Confirm next meeting date

▪ October 4, 2010, at 4:00 pm

Adjourn Regular Meeting – Motion to adjourn the meeting by Reynolds. Seconded by Nelson. Unanimously approved.

Executive Session