

**MINUTES OF THE BOARD OF DIRECTORS MEETING
THE RANCH AT ROARING FORK HOMEOWNER'S ASSOCIATION**

February 2, 2009

Regular Session

The Board of Directors meeting of the Ranch at Roaring Fork Homeowner's Association was held at 4:30 P.M. on Monday, February, 2009 at the main office of the Ranch. Chris Rowberry called the meeting to order. Board members present were Bob Jacobson and Paul Schlauch. DeeDee O'Brien, Dan Bishop and Dennis Reynolds attended by telephone. Ranch Foreman Rick Carsten and Manager George "Doc" Doxey were present and Doc recorded the minutes.

Homeowners in attendance were; Richard Sierzant, Gordon Nelson and Ed Anderson.

Minutes

The minutes for the January 5, 2009 Board of Directors meeting were distributed to the Board members at the meeting. After review, Schlauch made a motion to approve the minutes with corrections and grammatical edits. The motion was seconded by Jacobson and the motion passed 5 in favor and 1 abstained.

Homeowner Issues

Sierzant commented on the delay of the December minutes to the website.

Sierzant questioned the Board concerning their interpretation of the RV Lot Rules & regulations. Doc reviewed the current inventory of vehicles and violations. Rowberry asked that the rules & regulations be redistributed to the Board for review and discussion at the next meeting.

Sierzant questioned the date the Coffman land exchange was completed.

Sierzant questioned the reason that signs had been placed along the river and removed. Jacobson addressed that in an attempt to work with Buck Dean to keep his horses from crossing the river, Doc directed staff to place signs requesting RRF fishermen to not fish on Dean's property. Jacobson directed staff to remove the signs and allow the horses to graze on ranch property.

Sierzant pointed out that other homeowners had requested a copy of the new stream permit and they had received the incorrect permit information.

Action Items:

- Post approved minutes on the website in a timely manner
- Review of Action Items in Old Business on the agenda
- Provide to the Board the specifics of final recording of the Coffman plat
- Provide Board with Army Corps of Engineers permit information for the 2006 stream project

Treasurer's Report

Reynolds noted that we received the December financials on January 29th and Doc sent them to the Board via email that day. He is confident that the Board will be receiving the financials by the 23rd.

Coyle will file suite for foreclosure on the delinquent homeowner.

Some of the current reserve CDs held as cash because we will be using the funds for major maintenance projects and equipment purchases.

Jacobson made a motion to approve the Treasurer's report and it was seconded by Schlauch and passed unanimously.

Action Items:

- Distribute financials as soon as they are available

Fishing Advisory Board

Jacobson presented the results of a survey the members of the 2008 Fishing Advisory Committee (FAC). Based on the results several recommendations were made to the Board of Directors:

1. A motion was made by Jacobson to increase the primary badge fees \$50 each and decrease the guest badges by \$100 each and seconded by Bishop. After discussion the motion passed 4 in favor and 2 opposed.
2. A motion was by Jacobson to implement "day use" permits. These permits would be available to those who have purchased a guest permit. The "day use" permits would be sold in books of 5 at \$50 per day = \$250 per book and one book per owner. The motion was seconded by Schlauch and the motion passed unanimously.
3. Reynolds made a motion to permit float tubes in Trophy pond #3. Schlauch seconded the motion. After discussion concerning fees and regulations to be

defined in the 2009 Fishing Rules & Regulations the motion passed 4 in favor and 1 opposed.

4. Rowberry made a motion to implement a fine schedule for infractions of the fishing rules. The first infraction will require a written warning. The second infraction allows the board to impose a fine of \$250.00. Third and subsequent infractions would empower the board to recall a fishing badge.

The Board of Directors tabled two recommendations for owner input:

1. Definition of the word “Family” as it relates to the use of primary resident badges to a family member shall be defined as owner their, spouses and their children and grandchildren before they reach the age of 25 years.
2. Definition of unit owner, when a residence is owned by unrelated individuals, any form of partnership or business entity, each person who holds an equity interest much purchase the appropriate permits to fish on ranch property. Thus, each ‘owner’ who fishes at the ranch must purchase their own permits.
- 3.

Action Items:

- Present issues to owners in a Wrangler for input
- Fishing & Waterways agenda item at March meeting

Noise Abatement

The Board approved \$1750 for Linda Venteroni to create a survey concerning the Bailey Funds and the use of the property north of Highway 82.

Action Items:

- Draft survey for Board review
- Develop information for website, that will include noise summaries, history & costs

Capital Expense Schedule

Schlauch addressed the Board’s need to focus on a 5 year plan then extend it to a 10 year plan. The plan will be manageable and funding sources could then be explored. Staff is working with Tom Vail (golf course), Kelly Gessel (water & waste water) to project the short term needs in these areas.

Action Item:

- Add equestrian, waterways and condominiums to the 5 year plan

Old Business

The RV Lot inventory was presented to the Board along with violations and uses. The Board will review the current regulations and discuss this at the March meeting.

Action Item:

- Distribute RV Lot rules & regulations to the Board
- Action items to be reviewed as part of old business monthly

Next Board Meeting Date

The next regularly scheduled Board meeting will be March 2, 2009 and will be posted on the website and Ranch office door.

A motion to adjourn the Board meeting was made by Jacobson, seconded by Rowberry and unanimously approved.

Respectfully submitted,
George Doxey
Acting Secretary