

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

**March 2, 2009**

**Regular Session**

The Board of Directors meeting of the Ranch at Roaring Fork Homeowner's Association was held at 4:00 P.M. on Monday, March 2, 2009 at the main office of the Ranch. Brian Pettet called the meeting to order. Board members present were Bob Jacobson, with Paul Schlauch, Dan Bishop and Dennis Reynolds attending by telephone. Ranch Foreman Rick Carsten and Manager George "Doc" Doxey were present and Doc recorded the minutes.

Homeowners in attendance were; Ed Anderson, Lanney Anderson, Peter Breitenstein, Tom McDermott, Joanne Nevalis, and Richard Sierzant.

**Minutes**

The minutes for the February 2, 2009 Board of Directors meeting were distributed to the Board members at the meeting. After review, Jacobson made a motion to approve the minutes with corrections and grammatical edits. The motion was seconded by Pettet and the motion passed unanimously.

**Homeowner Issues**

Sierzant commented on the executive summary for the major maintenance reserve study. Doc contacted Bornengineering and was informed that a summary from them would run \$1,200 and be presented in person. After discussion the Board determined that the 5 and 10 year Capital Expense worksheet would provide the necessary information for the Board and homeowners.

Sierzant questioned if the properties that currently have gravel driveways would be required to have asphalt installed upon the sale of the property.

Sierzant questioned the date the Coffman land exchange was completed and it was noted that the plat was recorded September 8, 2008

Action Items:

- Research the driveway issue for the April meeting

## **Treasurer's Report**

Reynolds noted that we received the January financials on February 24<sup>th</sup>. There are ongoing coding and distribution issues between departments and these will be addressed monthly.

A foreclosure suit has been filed on the delinquent homeowner and the hearing is set for March 4<sup>th</sup>.

A motion was made by Pettet to adopt a resolution to increase the condominium owner's responsibility for the first \$5,000 of damage to \$10,000 for the loss occurs to the property. After discussion of the increased replacement costs, the motion was seconded by Bishop and passed unanimously.

A motion was by Schlauch to authorize Doxey to terminate the credit card processing agreement with Merchant Services. The motion was seconded by Bishop and after discussion the motion passed unanimously.

Action Item:

- Terminate agreement with Merchant Services

## **Fishing Advisory Board (FAC)**

Jacobson presented a summary of the comments made by property owners to the proposed rules changes reported in the February Wrangler; there were 35 written comments and numerous conversations between owners, board members and staff. Jacobson felt the process was a success and enlisted the participation of the property owners and fishing community.

The two recommended changes were:

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 must purchase the appropriate permits to fish on ranch property. Thus, each 'owner' who fishes at the ranch must purchase their own permits.

Pettet opened the discussion to those owners in attendance, who discussed the pros and cons of the proposed regulation changes.

After the discussion period Pettet asked for a motion to approve recommendation #1 to change the definition of “family”. There was no motion to accept the recommendation by the Board of Directors. Schlauch made a motion that the recommendation be rejected, Reynolds seconded the motion and the motion passed unanimously.

Next Pettet asked if there was a motion to accept the recommendation to change the definition of unit owner. There was no motion to accept the recommendation by the Board of Directors. Schlauch made a motion that the recommendation be rejected, Reynolds seconded the motion and the motion passed unanimously.

Jacobson presented the recommendations of the current FAC to the Board of Directors:

- Purchasing 2-3 pound rainbow and 12-14 inch rainbow trout from Crowthers Freshwater Trout Farm as approved in the January meeting to be stocked in the streams
- There was discussion on the FAB developing plans for in stream maintenance projects to be approved by the Board of Directors
- Wrangler articles to enlist owner input, distribute updates and information.
- Map in Ranch office for owners reference, comments and recommendations.

Jacobson presented a motion based on the recommendation by the FAC to appoint Tom Neel as the current committee chair. The motion was seconded by Reynolds and passed unanimously.

Action Items:

- 2009 Fishing Permit Application and Regulations mailed to owners
- Wrangler updating motions to change regulations
- Wrangler article from FAC plans and solicit input from owners
- Determine carry over funds from badge sales

### **Noise Abatement**

There is a draft of the survey to the property owners in the packet. There is still some detail refinement and the survey should be sent to Venteroni for distribution in March.

### **Capital Expense Schedule**

Staff presented a draft of a 5 year plan with revised equipment purchase plan based on actual costs of equipment, savings on equipment purchased and equipment that could be deleted to purchase a mini excavator and dump truck and remain at the Board approved spending limit.

It was determined that no motion was needed as there was no additional funds were being allocated.

### **Old Business**

A detail of the RV Lot inventory, violations and recommended regulation changes is part of the packet. Discussion on this issue was rescheduled for the April 6<sup>th</sup> meeting.

Action Item:

- Reschedule discussion for the April meeting

### **Next Board Meeting Date**

The next regularly scheduled Board meeting will be April 6, 2009 and will be posted on the website and Ranch office door.

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

### **Executive Session**

An Executive Session was called by Pettet directly after the regular meeting to discuss legal issues.

There being no other items, a motion to adjourn was made by Schlauch and seconded by Bishop.

Respectfully submitted,  
George Doxey  
Acting Secretary