

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

April 06, 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, April 06, 2009 at the main office of the Ranch. Brian Pettet called the meeting to order. Board members present were Chris Rowberry, Bob Jacobson, DeeDee O'Brien and Dennis Reynolds with Paul Schlauch 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, Gordon Nelson and Richard Sierzant.

Minutes

The minutes for the March 02, 2009 Board of Directors meeting were distributed to the Board members at the meeting. After review, Reynolds made a motion to approve the minutes with corrections and grammatical edits. The motion was seconded by Jacobson and the motion passed; 5 approved and 1 abstained.

Homeowner Issues

E. Pettet commented on the 10 mph speed limits on the Ranch: he asked that the Board consider increasing the limit up to 18mph.

Schlauch requested a legal opinion on the condominium firebox repairs.

Action Item:

- Legal opinion on condo firebox repairs

Treasurer's Report

Reynolds noted that we received the financials from CPMG prior to the meeting date. There continues to be ongoing coding and distribution issues between departments and these will be corrected on the next month's financials.

Reynolds stated that condominium common element repairs have exceeded the annual budget amount. A Condominium Advisory Committee (CAC) meeting should be planned to address this prior to the Annual Meeting.

Action Items:

- Work with CPMG to streamline financials
- CAC meeting
- Work on allocation to departments
- Check coding prior to sending bills

Fishing Advisory Board (FAC)

Jacobson presented a summary of the activity of the FAC this past month;

- Bob O'Brien has applied for the permits in preparation of the proposed stream improvements. It was again agreed that all work will be approved by the Board of Directors.
- Jacobson and Reynolds along with Neel and CPMG will determine the carry forward Fishing badge revenue

Discussion included a letter sent to the Board addressing the membership of the FAC. The Board agreed to work for accountability, openness and transparency of the working and plans of the FAC.

Based on the recommendations of the fishing community and the postponing of the in stream work in 2008; the FAC would request authority to develop a series of projects up to \$20,000 for the Board of Directors to approve.

Jacobson made a motion to approve the development of in stream projects not to exceed \$20,000 to be approved by the Board of Directors and subject to 2009 badge sales. Rowberry seconded the motion and after discussion the motion passed unanimously.

Additional discussion was had concerning past dredging funds, Jacobson and Reynolds will work on the dredging history.

Action items:

- Determine FAC funds
- Present monthly FAC updates for the Boards
- Research dredging history

Noise Abatement

The Board of Directors was extremely pleased with the informed responses to the survey. The 2009 Homeowner survey had a 74% response for the property owners and the Board directed staff to have the survey results and comments on the website as soon as possible.

The Board of Directors along with the assistance of the Noise Abatement Committee intends to take direction from the survey and work towards presenting recommendations at the Annual Meeting.

Action Item:

- Write a Wrangler article thanking owner participation in the survey.
- Place survey on the website
- Remind owners that minutes, financials and prior Wranglers are on the website.

Capital Expense Schedule

Staff was directed to continue to refine the Borne study:

Action items:

- Add fishing and equestrian amenities to the five year capital expense plan.
- Have the sewer and water mains videoed.

Old Business

RV Lot - Recommendations to revise the Rules and Regulation were presented to the Board of Directors. After discussion on this issue, Pettet made a motion to approve the revisions noting that no non-conforming use implies grandfathering of the non-conforming use. The motion was seconded by Schlauch and the motion passed unanimously.

Driveway Surfaces- the Architectural Committee's recommendations and previous Board of Directors minutes concerning the driveway surfaces were in the board packet. There was not motion to address the non-compliant driveways, but the Board will research revisions to all of the CC&Rs.

Action Items:

- Revise the RV Lot regulations and send out the applications and billing for the spaces.
- Get estimates to write CC&Rs

New Business

A tentative Annual Meeting date was set for August 1, 2009

David Hicks has been contacted to cut and bale this year's hay crop.

It was suggested that in the next Wrangler there be an introduction of the employee to the owners.

The June Board meeting will be rescheduled to Wednesday the 10th.

Next Board Meeting Date

The next regularly scheduled Board meeting will be May 4, 2009 and will be posted on the website and Ranch office door.

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

Respectfully submitted,
George Doxey
Acting Secretary