

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

May 4, 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, May 4, 2009 at the main office of the Ranch. Brian Pettet called the meeting to order. Board members present were Chris Rowberry, DeeDee O'Brien and Paul Schlauch and Bob Jacobson, Dennis Reynolds and Dan Bishop attending by telephone.

Ranch Foreman Rick Carsten and Manager George "Doc" Doxey were present and Doc recorded the minutes.

Homeowners in attendance were; Larry Beard, Tom Neel, Gordon Nelson, George Pucak and Richard Sierzant.

Minutes

The minutes for the April 4, 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 O'Brien and the motion passed unanimously.

Homeowner Issues

Beard asked the Board of Directors to consider placing shelters around the Ranch to provide shelter in the event of inclement weather and lighting protection.

Sierzant presented a written request to the Board of Directors.

Wade sent a letter and photos of the storage area behind the maintenance barn.

Nelson announced his candidacy for upcoming Board election.

Action Items:

- Research shelter options, pricing and recommend locations
- Board to respond to Sierzant handout
- Staff to address Wade's concerns

Treasurer's Report

Reynolds reviewed that two condominium owners are in arrears and have been contacted by our attorney. There was discussion concerning the HOA exposure in the event of a foreclosure, Chris Coyle will provide assessment of the risk and measures to protect the association.

There are still coding and timing issues that will be addresses in the following month's financial statement. The 2008 taxes and a draft of the Auditor's report should be complete before the end of July.

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

Action Items:

- CAC meeting
- Work on allocation to departments
- Check coding prior to sending bills
- Coyle to address foreclosure issues

Fishing Advisory Board (FAC)

Jacobson presented a summary of the of the FAC 2009 Stream Maintenance Proposal; Based on good public comment, badge sales equal to last year as well as input from Bob O'Brien. The proposal includes a maintenance philosophy and a plan that would not exceed the \$20,000 limit previously set by the Board.

After discussion, it was requested that the Board call a meeting of the FAC on Saturday, May 16th to present the 2009 Stream Maintenance Proposal. Those not able to attend in person would be able to attend by conference call.

Final approval by the Board of Directors of the 2009 Stream Maintenance Proposal would be made after the FAC meeting at the June meeting.

Action items:

- Wrangler calling a FAC meeting
- Determine FAC funds
- Present monthly FAC updates for the Boards
- Research dredging history

Capital Expense Schedule

Staff was directed to continue to refine the Capital Reserve Study:

Action items:

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

2009 Annual Meeting

O'Brien made a motion that Saturday, August 01, 2009 be set as the date for this year's meeting. Rowberry seconded the motion and motion passed unanimously. It was noted that the meeting and Board of Directors election be added to the next Wrangler.

Action Item:

- Post on the website and Ranch office door

Noise Abatement

With guidance from the homeowner comments in the Noise Abatement Survey, the Board with legal counsel needs to prepare a draft proposal for the Annual Homeowners meeting.

Action Items:

- Draft presentation
- Verify what are the legal requirements to proceed based on the homeowners survey to modify the use of the funds from the land sale to Bailey

Common Recreational Area

A plan to address long range needs for the Common Recreational Area should be the next issue to be addressed. A Request for Proposal (RFP) should be drafted and land planners should be interviewed to assist the Homeowners Association in planning for the future.

Action Item:

- RFP to be drafted and discussed at the next meeting

Next Board Meeting Date

A motion to re-schedule the June Board meeting to Wednesday June 10, 2009 was made by Schlauch and seconded by O'Brien and passed unanimously.

Action Item:

- Post on the website and Ranch office door.

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

Respectfully submitted,
George Doxey
Acting Secretary