

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

June 10, 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 Wednesday June 10, 2009 at the main office of the Ranch. Brian Pettet called the meeting to order. Board members present were Chris Rowberry, Dennis Reynolds, Dan Bishop and DeeDee O'Brien, Paul Schlauch and Bob Jacobson, attending by telephone.

Ranch Foreman Rick Carsten, Golf Course Operator Tom Vail and Manager George "Doc" Doxey were present and Doc recorded the minutes.

Homeowners in attendance were; Gordon Nelson, George Pucak, Ryan Grobler and Larry Martin.

Minutes

The minutes for the May 04, 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 Rowberry and the motion passed unanimously.

Homeowner Issues

Ryan Grobler addresses the removal of asbestos from condominiums and homes built here on the Ranch in the 1970's. After discussion the Board will draft an Asbestos Removal Regulation to be an agenda item for the July meeting.

Action Items:

- Place issue on July agenda
- Review RRF policy
- Contact insurance carrier

Larry Martin inquired who the primary insurance provider for the condominiums was; it was recommended that his personal insurance provider contacts Pelliton directly to insure the proper coverage.

Martin also asked that all condominium projects that stop work be cleaned up.

Martin thanked the Board and the FAC for stocking the big fish and permitting float tubes. He asked that the tubes be permitted on all of the Ranch ponds. Martin also asked for an explanation and relief concerning the guest permit replacement fee.

Action Items:

- Police the condominium construction projects
- Direct Martin back to the FAC for issues and recommendations for the Board

Marty Densmore asked that the Board be notified of the water surfacing in her back yard and asked for the HOA's assistance in dealing with the erosion problems. It was noted that the water was tested and determined that it was not leaking from the domestic water system. There are several spring and aquifers throughout the Ranch at Roaring Fork. It was determined at this time this is not an HOA issue.

Fordyce sent a letter of appreciation to the Board thanking them for their leadership and care for the Ranch at Roaring Fork.

Treasurer's Report

Reynolds updated the Board that one condominium owner has brought his account up to date and one condominium owner is in arrears. The HOA has a judgment against the property.

The 2008 taxes and a draft of the Auditor's report should be complete before the end of July. Reynolds stated that there will be a meeting with Jim Williamson at the Ranch on June 22. Reynolds is working on fishing funding for this years special project with CPMG and Tom Neel.

Action Items:

- CAC meeting
- Revise the Cap-Ex Schedule for the July meeting
- Check coding prior to sending bills
- Add aging report with monthly financial reports

Golf Course Operations

Tom Vail presented a request for \$7,800 to complete the sand trap renovations. Reynolds made a motion to increase the 2009 Turf and Trap line item from \$10,000 to \$17,800 this year. The motion was seconded by Bishop and passed unanimously.

Next, Vail presented a report (page29) in the packet that only 18 of 39 irrigation valves are currently operating. Tom has presented a controller replacement solution that would be compatible with any major overhaul of the golf course irrigation system. The cost to make the necessary repairs is \$24,000. Rowberry made a motion that the repairs are made and the \$24,000 comes from the Operations Reserve Funds and the repairs be reflected in the Capital Reserve Schedule. The motion was seconded by Reynolds and after discussion the motion passed unanimously.

Action Items:

- Revise Golf Cap-Ex schedule
- Review costs and potential of replacing pump station in 2010

2009 Annual Meeting

The homeowner packet should be ready to distribute by July 1st with notice, agenda, 2008 minutes, candidate information as well as ballots and proxy forms.

A topic for discussion at the Annual meeting will be the Noise Abatement Survey and the issues concerning the five and 10 year Capital Expenditure Plans.

Action Item:

- Post on the website and Ranch office door
- Prepare to discuss Noise Ballot at the Annual Meeting
- Revise the Cap-Ex Schedule for the July meeting

Fishing Advisory Board (FAC)

Nelson, Pucak, Bishop and Jacobson presented a summary of the of the 05/16/09 FAC meeting. The fishing community in attendance was in favor of the current plans and philosophy.

Nelson, Pucak and Bishop met and walked portions of the waterways with Bob O'Brien and staff to address concerns raised in the 05/16/09 meeting on mowing and vegetation management.

Reynolds made a motion to ratify the increase of the 2009 stream maintenance budget from \$10,000 to \$20,000. The motion was seconded by Pettet and passed unanimously.

Rowberry made a motion to authorize the FAC to instruct staff on the stream side maintenance. Bishop seconded the motion and the motion passed unanimously.

Action items:

- 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.

Basin Ditch Agreement

This was rescheduled for the July meeting

CC&R Review

Reschedule to a meeting after the Annual meeting

Common Recreational Area

The Request for Proposal (RFP) draft was distributed to the Board prior to the meeting. Schlauch made a motion that the RFP be approved and the motion was seconded by Rowberry. After discussion the motion passed unanimously.

Action Item:

- RFP to sent to prospective bidders
- Staff is to only mow existing trails until directed otherwise by the board.
- Staff to focus on the residential areas

St. Finnbar Request

Jim Mindling requested that the Ranch at Roaring Fork extend the time period and reduce the price of new sewer taps. The Board decided to take no action at this time.

Next Board Meeting Date

The next regular Board meeting will be Monday July 6th at 4PM

Action Item:

- Post on the website and Ranch office door.

A motion to adjourn the Board meeting was made by Bishop, seconded by Rowberry 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