

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

**August 4, 2008**

The Board of Directors meeting of the Ranch at Roaring Fork Homeowner's Association was held at 4:00 P.M. on Monday July 7, 2008 at the main office of the Ranch. Brian Pettet served as Chairman. Other members present were Bob Jacobson, Dan Bishop, DeeDee O'Brien and Chris Rowberry, Dennis Reynolds and Paul Schlauch. Ranch Manager George "Doc" Doxey was present and recorded the minutes.

Tom Vail attended the meeting to address the Board of Directors concerning the Golf course irrigation system. Susie and Jerry Katz attended to discuss the Condominium planting policy.

**Election of Officers**

Pettet, acting as chairman asked for the nominations for the 2008-2009 office of President, Vice President, Treasure and Secretary.

The motion was made by Rowberry to elect Pettet as President the motion was seconded by O'Brien and passed unanimously.

The motion to elect Rowberry as Vice President was made by O'Brien and seconded by Bishop and passed unanimously.

The motion to re-elect Jacobson as Secretary was made by Schlauch, seconded by Rowberry and passed unanimously.

The motion to elect Reynolds as Treasurer was made by Rowberry and seconded by Schlauch. The motion passed unanimously. It was agreed that a Financial Committee would include O'Brien and Rowberry.

**Golf Update**

Vail clarified and updated the board members concerning the need and costs of replacing the golf course irrigation system and the raw water connections for the east end homes and condominium landscaping. Parts estimate is \$250,000 and labor \$450,000. The work could be completed in a 3-4 week period either fall or spring. Project would include relocating the pump house.

Action Items:

- Clarification of specifics and firm up costs
- Driving Range options
- Tennis court

### **Minutes**

The minutes for the July 7, 2008 Board of Directors meeting were distributed to the Board members at the meeting. After review, O'Brien made a motion to approve the minutes with grammatical edits. The motion was seconded by Jacobson and approved 5 in favor and 2 abstained. The motion passed.

### **Homeowner Issue**

Katz presented to the Board of Directors photos and argument to permit the planting in the condominium common areas to remain. After a discussion Pettet asked for a motion to amend the moratorium on planting in the condominium common areas. No motion was made and the moratorium will remain in place.

### **2009 Budget Procedure**

The June 2008 financials are in the board packet. Staff will begin the 2009 budget process and have a draft for the Board's review prior to the October meeting.

CPMG has provided internal control policies and Frank Sassolino CPA is currently working on the 2007 audit and FYE taxes.

Action Items:

- Provide Board members with all budget assumptions
- Meet with Reynolds to review financials and CPMG responsibilities
- Have a written agreement with Nieslanick for hay cutting in 2009
- Review all sub contractor agreements

### **Annual Meeting**

In review of the August 2<sup>nd</sup> annual meeting it was noted that there was a good turn out and that the table arrangement and shade made for a pleasant atmosphere. The week after the Carbondale Mountain Fair is a good weekend for the meeting resulting in higher attendance. It was also noted that staff needs to be present for the introductions and recognition.

Action Item:

- A draft of Annual meeting minutes prepared for review and posting on the website

### **Major Maintenance Study**

The study will be a resource for projecting future projects but will also assist in seeing current projects in a new light and part of a much bigger project.

Action Items:

- Post executive summary on website
- Place all departments on a single spreadsheet
- Develop a Ranch position on the study for implementing the plan and measuring it annually.

### **Fishing and Waterways Update**

A motion was made by Jacobson to ratify the action of the Board to set the promissory note payoff at \$54,930 annually until paid off in 2014. The motion was seconded by Pettet and passed unanimously.

The next FAC will be August 8<sup>th</sup>, meeting times and minutes are posted on the website.

### **Fire Update**

Ranch attorney Coyle reported that the Garfield County District Attorneys office has made charges against the Gerbaz family for the April fire. It is Coyle's recommendation to the Board that the Ranch make a claim against Gerbaz for loss and reclamation.

Action Item:

- Provide all costs for loss, labor, equipment and services to Coyle ASAP
- Continue to solicit recommendations can costs for remedial and reforestation

### **Noise Abatement**

It was noted that the Noise Abatement issue is on the top of this Board's projects list and the board must continue to work on. Hermon was working on construction costs.

Action Items:

- Get construction costs from Hermon
- Determine useful age of highway trees and price replacements
- Research “green” alternatives for sound and visual barriers

**Next Board Meeting Date**

The regular monthly Board meeting will be postponed one week until September 8, 2008 due to the first Monday of September falling on a holiday weekend.

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

Respectfully submitted,  
George Doxey  
Acting Secretary