

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

September 8, 2008

The Board of Directors meeting of the Ranch at Roaring Fork Homeowner's Association was held at 4:00 P.M. on Monday, September 8, 2008 at the main office of the Ranch. Brian Pettet served as Chairman. Other members present were Bob Jacobson, Dan Bishop, 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. Richard Sierzant also attended the meeting.

Minutes

The minutes for the August 2, 2008 Annual Homeowners Meeting were distributed to the Board members at the meeting. After review, Rowberry made a motion to accept the draft of the minutes with grammatical edits and to post it on the Ranch website. The motion was seconded by Reynolds. The motion passed unanimously.

The minutes for the August 4, 2008 Board of Directors meeting were distributed to the Board members at the meeting. After review, Rowberry made a motion to approve the minutes with grammatical edits. The motion was seconded by Bishop and the motion passed unanimously.

Action Items:

- Haying letter to Nieslanik
- 2009 Annual Meeting date August 1, 2009, the week after Carbondale Fair

Homeowner Issue

Pettet asked for owner comments and there were none at this time.

Financial Report

Reynolds commented on his meeting with Jim Williamson and Frank Sassolino. Sassolino will have the taxes done prior to the 15th and the preliminary audit prior to the next Board meeting. The prelim is for comment prior to distributing it to the membership. He has also interviewed other bookkeepers to better understand the services provided and the needs of the Ranch.

Hermon began negotiations with Comcast for cable services; Schlauch has worked with staff to come to an agreement to provide HD cable service for the next 5 years. The residential cost is \$52.49 per unit but the bulk contract price will be \$36.25. The price will be fixed through 2009 and the initial installation fee will be waived. A motion to accept this proposal was made by Schlauch and seconded by Reynolds and passed unanimously.

Reynolds has given Doc a list of questions to review in the 2009 budget process;

Action Items:

- Reynolds list
- 2009 Capitol Requests
- 2009 budget draft by 10/01

Capital Improvements

Bishop and Vail clarified the vision and requests for the golf course improvements; they provided drawings to show possible pond modifications, shop area and tree location. It was noted that tree planting would influence the irrigation design. The highway trees are aging and should be replanted to give them several years to establish.

There was an estimate from SGM reflecting the current estimate for the sound wall construction. Discussion concerning the noise abatement plan, the domestic water financing and the near and future maintenance needs were discussed and the HOA survey and Major Maintenance review along with committee input will assist the Board in the planning process.

Action List:

- Pettet to contact Anderson
- Survey owners concerning funding maintenance, noise abatement costs and the Bailey funds
- Schlauch to work on 10 year major maintenance projects from Borne information

Sierzant commented that a previous Board approved a special assessment for the domestic water system.

Fishing and Waterways Update

Jacobson presented the Board with Pete Breitenstein's resignation as the chair of the FAC. In the board packet are his recommendations to the board. Jacobson will distill key points and make recommendations to the Board.

The packet had a spreadsheet on the costs for this year's dredging. There is an agreement with Bailey to pay 25% up to \$2,000 for main channel maintenance. Rose Excavating has been scheduled to dredge Patterson pond the end of September.

Action List:

- Send letter to Bailey

Fire Update

We are continuing to solicit recommendations for the remedial work necessary to take down the damaged trees. Currently we have only one reply. Staff continues to remove fallen trees to keep safe passage on roads, trails and the streams.

Rules & Regulations

Jacobson made a motion to appoint Dan Bishop and Paul Schlauch as Hearing Officers for the Covenant Violation Hearing to be held at 3:00 P.M. on Tuesday, September 9, 2008 at the main office of the Ranch. The motion was seconded by Rowberry, the motion passed unanimously.

Next Board Meeting Date

The next regularly scheduled Board meeting will be October 6, 2008 and will be posted on the website and Ranch office door.

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

Respectfully submitted,
George Doxey
Acting Secretary