

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

**October 21, 2006**

The Board of Directors meeting of the Ranch at Roaring Fork Homeowner's Association was held at 7:00 P.M. on October 21, 2006 at the main office of the Ranch. Mike Gerber served as Chairman. Other members present were Bob Holt, Mike Fordyce, John Hermon and Dan Bishop. Ranch Manager George "Doc" Doxey was present and recorded the minutes. Homeowners, Ed & Jo Anderson and Peter Breitenstein were also present.

**Minutes**

The minutes for the September 29, 2006 Regular Board of Directors meeting were distributed to the Board members prior to the meeting. It was noted that the request to paint the fence at 0248 Surrey Street was denied and the minutes needed to be revised to reflect that correction.

A motion to approve the minutes in concept with any other grammatical edits to be forwarded to Doc was made by Hermon and seconded by O'Brien. The motion passed unanimously.

**Architectural Committee**

The Architectural Committee recommended that the home sites adjacent to Sopris Creek in the Ranch Creek subdivision install the lodge pole fencing along the fisherman's easement.

A motion was made by Bishop to accept the motion and grandfather existing homes, but upon the sale of the home the fence will be required to be built. The motion was seconded by O'Brien and passed unanimously.

**Coffman Property Exchange**

Larry Green is working with Don Scarrow, Sam Phelps and Sopris Engineering on the PUD modifications. Doc is to work with Larry on determining the cost and now the Ranch will fund the engineering costs.

**Buck Dean Property**

Doc outlined the issue of the horses coming across the river onto the Ranch property. Doc is to work with Buck to identify the property line and a long term

solution to the safety issues that the horses pose to ranch residents and possibly Highway 82.

### **Ranch Headgate**

Doc reported that on Sunday October 15<sup>th</sup> someone closed the headgate and shut off the water in the ranch waterways and irrigation system. We contacted the Water Commission, Iron Rose Ranch and the Garfield County Sheriff to find out how or who might have shut down the flow. The wheels to the gates were locked to avoid future tampering.

### **Tennis Courts**

We have written Aspen Equestrian Estates concerning the possibility of Ranch at Roaring Fork residents using their courts until the Ranch can determine the remedy of the courts here at the Ranch. Doc is to review the ranch covenants for amenities and privileges at the Ranch.

### **Fall Projects**

A "T" post and wire fence has replaced the old fencing at the south side of the pastures. The horses have been moved into the south pasture.

Bob O'Brien and Gilbert will spread surplus top soil on the adjacent hay pasture and reroute the irrigation ditch at a cost not to exceed \$8,000.

Staff is installing covers on the outside of the condominium attic vents. The exterior faucets have been turned off and covered for the winter. The thermostats have been set at 50 degrees, cabinet doors have been opened, the fireplace dampeners have been closed and a notice has been placed in the units.

Winter equipment is being serviced and repaired; snow markers are being placed throughout the roadways.

### **Financial Review**

The September financials were distributed on Thursday the 18<sup>th</sup> and the months to date expenses are within the budgeted projections. The year to date actuals will be utilized in preparing the proposed 2007 budget.

The proposed 2007 Budget will be completed and sent to the Board members prior to the next meeting for review and will contact Doc with any questions. O'Brien will work with Doc to present the budget to the other Board members.

The permanent financing of the Domestic Water project was tabled until the 2007 budget was reviewed. Options will be presented to the homeowners for approval.

### **Golf Amenity**

The golf course is scheduled to close on Sunday the 22<sup>nd</sup>. Year today revenue is above projections and expenses are below budget. Tom will be talking a much needed vacation shortly after the course is closed.

Dan and Doc presented two scenarios for future uses for the golf course. The Board of Directors will consider these questions over the winter:

- What is the RRF golf course?
- What would the exposure to RRF be if outside vendors operate through the golf course?
- How would this effect the master plan?
- What are the advantages to RRF in change?

### **Homeowner Survey**

DeeDee reported that there were very few responses to the questionnaire distributed in the Wrangler. DeeDee thanked those who participated.

Bishop made a motion to develop a professional survey including direction from Ron Liston what it will take in time and costs to re-plat and rezone the Relay Station Property, seconded by Fordyce and the motion passed unanimously.

### **Domestic Water System Payment**

It was reported that the domestic water provided to the homes in the Ranch at Roaring Fork meets the CDPH requirement and is tested twice a month. Doc was directed to work with Independence Environmental to present options to improve the water clarity and odor.

### **Condominium Update**

Six units have received remedial repairs to the attic plumbing that froze last winter. The efficiency of the contractor is growing even with the variations of original and renovation attic plumbing. The estimated cost of repairs is averaging \$2,000 per unit repaired.

We are working on inventorying the unit thermostats, exploring the cost of replacement and the funding mechanism.

It was noted that we need to document the repairs performed in each attic and in each unit. A homeowner requested that this information be distributed to all of the adjacent unit owners.

### **CPMG Accounting Proposal**

Lynda Reifman and Jim Williamson of Colorado Property Management Group (CPMG) made a presentation to the Board of Directors outlining their credentials and capability to serve the Ranch at Roaring Fork.

CPMG will review the current Association Insurance policies and assist with the budget proposal for 2007. Doc will work with CPMG in exchanging files. CPMG will provide recommendations for firms to the Board of Directors for services including:

- Income Taxes Returns
- Major Maintenance Reserve Studies
- Investing Reserve Funds

An article for the November Wrangler will announce the change and new company. CPMG will work with the Board and management in preparation for the change will take effect Jan 1, 2007.

A motion was made by O'Brien to accept the proposal and Fordyce seconded it and the motion passed unanimously.

### **November Board Meeting Date**

No date has been set for the next Board of Directors meeting, it was noted that this meeting may be a telephone meeting. It was requested that Directors review their schedules and get back to Doc on dates that will work.

Topics for the agenda will include:

- 2007 Proposed Budget
- Domestic Water project Financing
- Sound Wall
- Long Range Planning

A motion to adjourn was made by Fordyce and seconded by Hermon and unanimously approved.

Respectfully submitted,  
George Doxey  
Acting Secretary