

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

October 24, 2007

The Board of Directors meeting of the Ranch at Roaring Fork Homeowner's Association was held at 4:00 P.M. on October 24, 2007 at the main office of the Ranch. Mike Gerber served as Chairman. Other members present were Bob Jacobson, DeeDee O'Brien, Brian Pettet and Chris Rowberry. Dan Bishop and John Hermon attended by telephone. Jim Williamson of Colorado Property Management Group also attended the meeting and Ranch Manager George "Doc" Doxey was present and recorded the minutes.

Homeowners Jo and Ed Anderson, Mike Romanus and Richard Seirzant attended the meeting.

Minutes

The minutes for the September 26, 2007 Board of Directors meeting were distributed to the Board members prior to the meeting. After the revisions Rowberry made a motion to approve the minutes with grammatical edits. The motion was seconded by O'Brien and passed unanimously.

Reserve Investment Update

A motion to ratify the resolution was made by Pettet and seconded by Jacobson authorizing that reserve and operating accounts be moved as follows:
Current balances with Alpine Bank to be closed.
Add approximately \$250,000 to U.S. Bank money market fund
Move operating account to Community Banks of Colorado and establish sweep account to earn interest on operating cash.
Establish \$300,000 CD with Community Banks of Colorado at 5.1% yield
Move \$300,000 to Dain Rauscher CDs yielding approximately 5%.
These changes will maximize interest income and will increase our FDIC insurance from \$400,000 to \$600,000.
After discussion the motion passed 6 in favor and one abstained.

2007 Preliminary Audit

Jim Williamson addressed the Board concerning the issues Weidner & Associates identified in the audit. Colorado Property Management Group (CPMG) has implemented

procedures and policies to maintain accurate records. A cover letter will be added to the Audit based on the CPMG recommendations and corrective measures.

A motion was made by O'Brien to accept the audit as presented by Weidner & Associates and seconded by Rowberry. The motion passed unanimously.

Action Items

CPMG will:

- Amend the 2006 reports and tax returns
- Establish internal controls for cash operations
- Review loan with interest from Bailey Account to Domestic Water Project
- Provide costs for 2008 Taxes, Review or Audit cost

Doc to do:

- Find requirements in CC&R's concerning review or audit

Major Maintenance Reserve Study

We have sent the request for proposal to Borne Engineering. We should have a list of options as to the level of studies. An update should be available prior to the next Board meeting.

Action Item:

- Outline major infrastructure areas

September Financial Report

The financials were delivered by Jim Williamson and in the Director's packet.

Action Item:

- Review financials by departments and provide a report to the Board.

Homeowner Input

Romanus addressed the Board concerning the ranch burn pile and recycling area. He was concerned that the abuses reported by staff were not as critical as reported and that the article in the Wrangler implied that the area would be closed. After discussion the measures will be implemented to reduce the abuse and improve the area.

Romanus also questioned the Board concerning the Wrangler article's request for homeowner participation in the Architectural, Condominium, Equestrian, Fishing / Waterways, Golf & Tennis and Sound Abatement Committees. After discussion it was agreed that we are communicating with and making owner participation available.

Action items:

- Change the auto gate code
- Improve the access and add road base in the burn pile & recycling area
- Homeowner support to enforce regulations
- Additional Wrangler articles

2008 Budget Preparations

There was discussion concerning the past budget policies, current staff levels and proposed staff levels. It was noted that a Major Maintenance Study would be necessary to establish reasonable reserve fund.

It was discussed that a homeowners survey if responded to adequately would assist the Board in determining the level of expectation and need for services the property owner's desire.

Action items:

- Get availability of survey information
- Identify Reserve areas
- Identify specific areas of labor
- Establish job descriptions
- Provide staffing options for budget
- Hermon will have CAC meeting 11/03 in Denver

Augmentation Plan

Caloia has filed an application with the Basalt Water Conservation Board for augmentation water for October 2007 and April 2008. Caloia and Currier are amending the application for the amount of water required for the final augmentation plan.

Coffman Land Exchange

The property transfer deeds are awaiting review by Coffman's attorney, Coyle reviewed the deeds drafted by Larry Green and they are within the scope of the CC&R's and the RRF Common Recreation Area. The Board will have another opportunity to review the deeds prior to final acceptance.

Next Board Meeting Date

No Date was set for the next meeting regular Board meeting. A budget workshop will be scheduled for the week of October 29 – November 3.

Action Item:

- Request Board members availability for a budget workshop.

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

Respectfully submitted,
George Doxey
Acting Secretary