

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

**December 1, 2008**

The Board of Directors meeting of the Ranch at Roaring Fork Homeowner's Association was held at 4:00 P.M. on Monday, December 1, 2008 at the main office of the Ranch. Chairman Brian Pettet called the meeting to order. Board members present were Bob Jacobson, DeeDee O'Brien, Chris Rowberry and Dennis Reynolds, Paul Schlauch attended by telephone. Ranch Foreman Rick Carsten and Manager George "Doc" Doxey were present and Doc recorded the minutes.

Homeowners in attendance were; Richard Sierzant, George Pucak, Jo Anne and Ed Anderson.

**Minutes**

The minutes for the November 3, 2008 Board of Directors meeting were distributed to the Board members at the meeting. After review, Jacobson made a motion to approve the minutes with corrections and grammatical edits. The motion was seconded by O'Brien and the motion passed unanimously.

**Homeowner Issues**

It was requested that the Directors meeting agenda and notice for rules hearings be posted on the Ranch website.

Action Item:

- Post and update hearing notice on website

**Financial Report**

Reynolds gave the Treasure's report; he noted losses in operations and condominiums, and golf is currently showing more income pending the year end payment to Tom Vail. Fishing and WWTP also reflect positive income YTD.

Reynolds made a motion to charge federal income tax payments to the reserve accounts that are taxed. The motion was seconded by Rowberry and after discussion the motion passed unanimously.

Reynolds commented on the receivables; a lien has been filed on #289; the owner is in communications with Reynolds. Doc works with CPMG to answer any billing questions for the property owners.

Action Items:

- Post current financials on the website
- Check that the current financials are on the CPMG website

**2009 Operating Budget**

The operating and condominium portion of the 2009 budget was approved at the November 3<sup>rd</sup> Board meeting. Yet with revisions to the insurance and tax portion of the budgets required that these portions be amended and added re approved with the remainder of the 2009 budget. The golf, waste water, fishing and equestrian portions were reviewed individually.

Schlauch made a motion that the entire 2009 operations budget with the revisions be approved. Reynolds seconded the motion and after discussion the motion passed unanimously.

<b>Assessment History</b>	<b>(+/-)</b>	<b>2009</b>
Common Dues	\$3.00	\$ 169.00
Common Reserves	\$ -	\$ 50.00
Golf	\$ (4.00)	\$ 13.00
WWTP	\$ 3.00	\$ 40.00
Total HOA dues	\$ 2.00	\$272.00
Waterways Special Assessment	\$ -	\$ 10.00
<b>Total HOA dues</b>	<b>\$ 2.00</b>	<b>\$ 282.00</b>
Condo Dues	\$ 14.00	\$ 212.00
Condo Reserves	\$ -	\$ 30.00
<b>Total Condo Owner + HOA dues</b>	<b>\$ 16.00</b>	<b>\$ 524.00</b>
Sewer Loan	\$ -	\$ 32.14
<b>Homeowner w/ Sewer</b>	<b>\$ 2.00</b>	<b>\$ 314.14</b>

<b>Total Condo w/ Sewer</b>	<b>\$ 16.00</b>	<b>\$ 556.14</b>
Horse Fees	\$ 6.00	\$ 131.00
Hay	\$ 20.00	\$ 420.00

**2009 Capital Projects**

The Board reviewed the capitol expenditures scheduled for 2008 that had not yet been completed. A snow plow for the 1999 GMC and replacing 3 fire hydrants were approved and will be completed before the end of the year. Staff will also have the maintenance facility doors repaired immediately.

Based on the information provided in the Borne Engineering study; Rowberry proposed a 2009 capital expenditures will include:

- Budget County road 100 fire legal fees in reserves
- Crack sealing the roadways
- Refurbishing the tennis amenity
- Refurbishing the playground equipment
- Purchasing: mini excavator, dump truck, wood chipper and log grappler.

Reynolds seconded the motion and after discussion the motion passed unanimously.

Action Items:

- Sierzant will assist in the equipment search
- Pettet will assist in managing the replacement schedule of equipment
- We will sell obsolete equipment
- Revise Major Maintenance Scheduled with water and sewer line information
- Research extending the playing surface and improving the fencing in the tennis amenity refurbishment

**Fishing Advisory Board**

Jacobson commented on all of the work the 2008 committee had put into the amenity and he provided several documents that are included in the Board packet. Jacobson announced that there will be a change in the members of the committee; George Pucak, Gordon Nelson, Tom Neel and one more will be selected to the FAC. After discussion it was recommended that Jacobson distill the handout and present it to the Board and the new FAC.

Jacobson requested per the FAC recommendation up to \$5,000 to stock the Trophy pond with large fish. Rowberry seconded the motion and the motion passed unanimously.

Action Items:

- Jacobson to distill P.B. FAC comments
- P.B. comments to be available upon request
- Staff to work with FAC to bring the fish to RRF

**Noise Abatement**

A committee meeting held Saturday, November 15<sup>th</sup> in the Ranch office. Pettet presented a draft of questions to be part of a survey.

**ESPN - X Games Parking Request**

A request for trailer parking was made by a homeowner. After some discussion the Board was not receptive to using the Ranch entrance for large truck and trailer parking.

Action Item:

- Notify ESPN that we will not be able to provide parking

**Next Board Meeting Date**

The next regularly scheduled Board meeting will be January 5, 2009 and will be posted on the website and Ranch office door.

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

Respectfully submitted,  
George Doxey  
Acting Secretary