

Revised Minutes

Ranch at Roaring Fork

Open Space Committee Meeting

Feb 8, 2011
10:00 am
Ranch Office

Open Space Committee members present: Christie Jensen, Annie Worley, Polly Tucker, Mike Gerber, Mike Fordyce, Julie Ross, Sue Coyle for Chris Coyle who could not attend the meeting.

Ranch staff present: Steve Coley

Homeowners present: Paul Schlauch, President, HOA Board of Directors

Christie Jensen chaired the meeting.

Steve Coley gave a presentation of his ranch operations outline to educate the committee regarding key topics including: Post-fire mitigation and restoration plans; irrigation and water rights; hayfield, pasture and weed management materials; burn pile management and signage.

Christie Jensen presented a flow chart (see attachment) illustrating how the Open Space Committee will operate. The Open Space Committee will be working with the Golf, Fishing and Equine Committees. Jensen stated that the committee will inventory our assets and reach agreement before a plan is presented to the community. Jensen also stressed the need for humility in order for the committee to work efficiently.

Paul Schlauch stated that the Ranch has a little over \$200,000 from the Gerbaz lawsuit settlement to use for improvements due to the decrease in value of the land as a result of the fire damage.

There was much discussion among the committee regarding the remainder of fire-damaged trees. Steve Coley said that all trees that were a hazard to users of the open space have been removed. The consensus of the committee was that the remainder of fire-damaged trees should remain intact for the present time and the committee will research further the fire reports at the next meeting before making a final decision on the fire damaged trees. Preservation of plant and wildlife habitat was a strong theme of the discussion. Polly Tucker requested that wood chips from fallen trees should remain on the ranch for trail maintenance and not be hauled away.

After the tree discussion, Annie Worley asked that all members reintroduce themselves and mention any areas of expertise or special areas of interest that

would better help the committee as a whole understand the wealth of knowledge of our members.

Christie Jensen is a Director of the Board and the liaison to the Open Space Committee. She is a landscape architect and full time resident.

Mike Fordyce is a former Director on the Board, who has experience with past involvement on the fishing and waterways committee. He has a special interest in preserving bird habitat and would like to see fruit trees planted on the ranch as well as shade trees on the south and west sides of streams to provide shade for fish and help keep water temperatures cooler.

Mike Gerber is a doctor and has served as a Director and President of the Board.

Polly Tucker has also served as a Director on the Board and on the equine committee and is a full time resident.

Julie Ross has a degree in natural resource management. She also has worked in the pharmaceuticals fertilizer industry. Julie grew up on a farm and is a full time resident.

Sue Coyle attended because her husband, Chris Coyle, could not attend. She has a special interest in Equine aspects of the ranch. Chris Coyle is Director of the Board and also a liaison to the Golf and Equine Committees.

Steve Coley, Ranch Manager, has experience in wetlands management, equestrian facilities, water rights and fire management and mitigation. He has managed a 2,000-acre ranch that featured 10 miles of river and suffered a large fire as well. He also has logging experience.

Annie Worley has taught environmental science and student activism for 30 years and has served for numerous years on Carbondale's Environmental Board, the Science Outreach Center Board and the Mountain Fair Green Team. Being an organic gardener, Annie has a lot experience with compost and believes strongly in the science of balance and connectedness.

Paul Schlauch is not an open space committee member. He was in attendance as an observer.

Other discussion:

Polly Tucker addressed different recreational uses and how to manage our land with regard to the different uses. We will discuss this topic in future meetings.

Discussion then moved to waterways. It was agreed that the Ranch's waterways are our most valuable natural resource and that our committee will be committed to protecting our waterways and working with the Fishing Advisory Committee.

Steve Coley explained that the Ranch will be purchasing GIS mapping software to help manage the open space and facilities. This software will allow the committee to more easily inventory The Ranch's natural resources assets. The inventory work will begin as soon as the software is in place.

Paul Schlauch stated that a future priority of our committee might be to tackle the southern property boundary. To hopefully one day have the Roaring Fork River centerline as our southern boundary and not what we presently have.

Christie Jensen also stated that when all is said and done, our plan must meet the financial capabilities of our community. These financial limitations will also factor in how we manage our natural resource assets.

Paul Schlauch mentioned that an anonymous donor has come forward to contribute to improving the Ranch entrance and that an additional task of the committee is to address the improvement of the entrance. Annie Worley stressed that our infrastructure is a priority for many of residents and questioned whether we should be investing in the entrance at this time. Paul Schlauch replied that the Board of Directors is focused on infrastructure improvement as a priority and that homeowners can read up on the Ranch website documents. Mike Gerber stated that because of the economy we may get more for our money at this time to improve our entrance. Polly Tucker stated that with an anonymous donor this is a gift and we should be grateful. Mike Fordyce cautioned that the tasks of the Open Space Committee may be too widespread. Christie Jensen and Mike Gerber both stated that this is a large undertaking, but this work needs to be done and we may as well try our best! Paul Schlauch reiterated that the Board of Directors has asked the Open Space Committee to address the Ranch Entrance

Action items:

Annie Worley offered to write a monthly Open Space Committee Update to be sent via email and also incorporated into The Wrangler. Thank you!

The committee members will all submit ideas to Steve Coley's Open Space Operations Outline via email. The committee will review and cull the final tally of ideas at the next meeting.

Committee members will begin to draft survey questions to review at next meeting.

Next Meeting:

Polly Tucker mentioned that Doug Heller who lives in Denver and also on the Open Space Committee does not work on Mondays and that perhaps our meetings could be set for Mondays? Jensen stated that community forums will also be held in the future to invite the community to participate. Some of these meetings should be held in the evening to get better involvement.

Steve Coley prefers that meetings not coincide with Board of Directors meetings.

Next Meeting: Monday, March 14th 10:00 am, Ranch office

Meeting closed: 12:00 pm