

Draft Minutes
Ranch at Roaring Fork
Open Space Advisory Committee Meeting
March 14, 2011
11:30 am
Ranch Office

Members present: Christie Jensen, Annie Worley, Polly Tucker, Mike Fordyce, Mike Gerber, Julie Ross, Chris Coyle, Peter Breitenstein

Ranch staff present: Steve Coley, Rick Carsten, Gus Amador

Homeowners Present: Chris Chacos, Ed and Jo Anne Anderson, Stephanie McConaughy, Tom Vail, Richard Sierzant, Bob Tucker, Jan Kosglow

Christie Jensen chaired the meeting.

Jensen called meeting to order 11:35

Minutes

- Approve draft minutes from February 8, 2011
Approved unanimously

Old Business:

Mike Fordyce began with budget concerns and needs of the OSAC before the committee considers other work. Fordyce cited mitigation of fire-damaged trees, weeds, water rights as primary issues or charges of the committee.

Fire Damaged Mitigation

Ficke and Swingle Reports

Since the last meeting of the OSAC, two previously written reports (Ficke in 2008 and Swingle in 2009) were distributed and reviewed. The Ficke report recommended only removing those trees that posed a safety risk along roads and near buildings. The Swingle report is more of an insurance landscape loss report.

Mike Gerber mentioned that Ficke had offered to return to the Ranch free of charge to reassess the changed since the fire and if requested would submit a proposal for his recommendations.

Annie Worley moved that the committee invite Jim Ficke back to the Ranch as proposed. Chris Coyle seconded. Approved unanimously.

Many of the OSAC members would like to attend the site visit with Jim Ficke. Annie Worley recommended that our local Garfield County extension office be invited to help with weed mitigation. Steve Coley currently is working with Garfield

County and their Cost Share program. Worley would like to be notified when any extension agent can come for a site visit.

Ranch Manager's Outline:

Water rights: Flood irrigation, golf course irrigation, and how we currently measure and record water usage were all discussed, Chris Coyle recommended that the Water Rights Committee handle the water rights (and the Committee agreed)

Pastures: Steve Coley is presently addressing the weeds with herbicide in the playground pasture this spring and eventually drill seed with grasses. He proposed consideration of electric pumps for irrigation? Mike Gerber noted our historical water usage of flood irrigation and should remain our method to protect our water right. Gerber thought this issue should be brought to the Board of Directors to get better clarification before any decision is made. Coley mentioned that it's easier to measure water usage by flood irrigating our pastures. Polly Tucker mentioned that standing water is not good for horses. Tucker recommended that a combination be used: hay fields flood irrigated and pastures sprinkled. Polly and Rick Carsten discussed watering by electric sprinklers on the lower pasture. Tucker stated that hay crop is not profitable and Chris Coyle stated that it may not be profitable, but it is a savings in property tax no matter what the quality. Annie Worley questioned if we could improve our hay fields with what we have here on the Ranch: compost, dredgings, manure. Worley would like to invite Jim Duke, compost manufacturer, to see if we can use all of our resources to improve our fields. Jensen stated that we have problems with our fields are there any other methods to correct the problems? Chris Coyle educated the committee about horse foundering and obesity that are serious problems for horses and the herd in general. Peter Breitenstein asked if this problem should be discussed and solved with horse funds and not OSAC. Chris Coyle stated that the pastures are part of the recreational reserve and therefore a responsibility of the whole community as written in our declarations. Chris Coyle then discussed the "everyone pays" or "user pays" issue currently being discussed on the Board with regard to our declarations. Stephanie McConaughy mentioned that she is working with the BOD to refine a survey to go out to the community to get a general idea of how the majority of homeowners would like to see the Ranch operated in the future. Chris Coyle stressed that the charges of feeding the horses are paid by the horse owners and that the Ranch is not subsidizing the horses. Jensen questioned the grading of the fields, would it be better to correct grading problems first and then plant with good seed? Mike Gerber questioned the flow of the solution? Should we herbicide a field and regrade it the following year? Is that the correct solution? Coley stressed immediate concern with the two small horse pastures and he can address the problems with spring moving forward. Gerber wants to fully understand the repairing of our pastures. We didn't have these problems fifteen years ago, do we know why. Coley has worked with Garfield County to identify problems of different species; many of these species were worked in to the soil in 1997 according to discussions with Franklin. Jensen asked if horses could be moved to the east pasture for the summer and the problems with playground pasture fixed with one solution: eradicate weeds, grade pasture then plant with correct seed mix. Worley recommends using our resources (compost) on

site to enrich our soils as well as using as little amount of pesticides and herbicides protecting our waterways. Ross summarized pasture discussion: one of our priorities of the OSAC is to maintain our water rights, maximize agricultural uses and hear from Water Rights Committee of what the requirements are. Keep an open mind as members of the committee to not always do things the way they have been, but to problem solve. Eliminate noxious weeds, once they are eliminated, and then move to organic methods of control if possible. Ross also stressed that when working with consultants they should be briefed that our water rights and protection of our waterways is of utmost importance.

Chris Coyle moved that we have a presentation with Jim Duke to understand the opportunities of composting, Worley seconded. Approved unanimously.

Steve Coley will do a walk through with Jim Duke before meeting with the OSAC.

Signage: Boundary signs, maps? Coley mentioned problem of Ranch residents trespassing on Buck Dean property (neighboring property owner to the southwest of the ranch) There was discussion whether we need to post no trespassing signs to denote the boundary? Stephanie McConaughy mentioned that the FAC is also considering various signs and that our two committees should work together to address signs in our open space. There was also discussion regarding other ways to deal with the concerns of trespassing.

Signage as it relates to property boundary: Peter Breitenstein mentioned that there are various property boundary discrepancies with our neighbors to the south and west of the Ranch. Stephanie McConaughy said the FAC would also be looking into this issue as it relates to fishing. Sierzant stressed the same problem of trespassing also exists for the Wolf property and trespassing. Jensen and Coyle will address the boundary issues with the Board of Directors.

Weed Management: Coley will evaluate eradication efforts of herbicide spraying of tansy and toadflax this spring. And will most likely reapply in the fall a pre-emergent herbicide to get any remainder noxious weeds. Thistle is also a focus as well as hounds tongue and oxeye daisy. Worley asked how we handle noxious weeds growing on resident's property. Coley said that he is identifying weeds and notifying residents. Coley mentioned that staff always flags the areas when spraying to notify residents. Jensen also questioned how we handle maturing trees as they encroach on our roadways. Coley is tackling it on a case-by-case basis.

Dog poop: Worley mentioned that a volunteer workday might be helpful to keep problem in check. Currently Ranch residents are required to pick up poop and deposit bags in receptacle (do not leave bags on ground) in residential areas and along Hunt's Pond where the grass is mowed. Jensen stated that dog poop directly on or adjacent to open space roads should also be picked up. Sierzant stated that he wouldn't pick up poop until horse poop is also picked up in open space. Richard also mentioned that more and more residents seem to be using the open space and dogs seem to be an issue with certain residents. He asked if OSAC would be handling dog conflicts? Worley didn't think that OSAC was responsible for these

conflicts. Mike Fordyce stressed that if you have your dog off or on a leash it should be controlled. Polly Tucker stated that that is the rule. Everyone agreed that all dogs should be kept in control.

Entrance Improvement: Jensen asked the committee members and residents for their thoughts on what they'd like to see improved at the Entry? Polly Tucker asked what amount the donor is willing to contribute. Jensen replied that at this time we do not know the amount of the gift, but as a committee we have been directed to address the problems and come up with a solution to take to the donor and see where we go from there. Peter Breitenstein asked why previous entrance schemes were not carried through. Richard Sierzant, Jo Anne and Ed Anderson responded to Peter that the homeowners voted not to spend Ranch funds on improving the entry and it was also a factor of a change in the make up of the board. Chris Coyle interjected that our committee should operate in a going forward manner. Mike Gerber reminded the committee that Paul Schlauch has asked this improvement to be a part of OSAC. Mike Gerber and Jensen stressed that we should improve the entry because it's the right thing to do to address the problems with the entry: traffic patterns, pedestrian safety and leveling low areas and sprucing up with landscaping and irrigation. Jo Anne Anderson also added that the entry should tie into what is happening with sound abatement and now that there is the deer/elk fence in place that perhaps planting a row of lilacs and large shrubs along the fence would do wonders to improve entry and reduce sound from the highway. Annie Worley stressed that many residents are worried that the entry ideas will be too grand and not in keeping with the Ranch aesthetic and that residents are worried that it will be an all or nothing proposition. Worley suggested that the preliminary ideas for the entry be practical and that if the committee is happy with initial plan then take it to the donor and the Board to see if we can do it. If we can successfully improve the entrance to satisfy the majority of residents with little or no cost then it is a win-win. Jensen asked what we do and do not like about our entry. Ed Anderson would like Lot 13 to be included in the Entrance improvement; Worley would like to see the area irrigated. Jensen would like pedestrian path separate from vehicular traffic. Coyle stressed sight lines of vehicles coming off highway. Breitenstein said that he would approach the project by knowing what the budget is first and then develop a plan. He also asked if strings were attached with the entrance improvement. Jensen offered to sketch ideas conceptually to get feedback from the committee and ranch residents. Coyle also stressed low maintenance in our entry while creating a nice ambiance that is well kept. Gerber stressed that during the tough economic times of our real estate market an improvement at our entry will help market our properties, bring value to each property. Fordyce asked if we could find out more regarding the amount of the donor's gift. Jensen stated that she has spoken with Schlauch and that in the future we will be informed of those details, but for now our charge is to determine what is in keeping with our Ranch for improvement and once our committee and any interested residents determines the best solution we present that idea to the donor. Jan Kosglow asked if the sign logo could be updated to still read as a ranch, but in a more present-day style/font. Chris Chacos addressed the need to identify the golf course from the highway. Mike Fordyce stated that overall all the street signage is confusing.

Signage should be improved and that visitors should perhaps be directed to the office for help with directions.

Homeowner Comments Concerns:

Richard Sierzant recommended that the OSAC communicate with Bob Tucker, and Tom Neel who have served on the past Water Rights Committee. Paul Schlauch and Chuck Rudolf are on the present Water Rights Committee.

Fruit Trees: Richard Sierzant mentioned that bears are a problem with fruit trees. He suggested that apple trees not be planted in the open space.

Stephanie McConaughy recommended that the OSAC have sub-committees to save time during meetings and the larger issues reserved for the whole committee.

Next meeting: Monday April 11th, 11:30, ranch office.

Worley will coordinate with Jim Duke for next meeting and for walk through with Steve Coley before the next meeting.

Jensen moved to adjourn, Worley seconded, unanimously approved, adjourned at 1:45