



The “mini” Wrangler

March 28, 2007

I have written this more than once. I apologize that it has not been distributed, but earlier this month the ranch office was vandalized and my computer was stolen. Fortunately, my personal items including my fishing rod, golf clubs and other items were not taken. The bad news is the data was not backed up, thus this Wrangler needed to be recreated.

Manager's Report

The spring like weather has permitted staff to begin many projects: pasture and hayfield preparations, grading of trails, maintaining and clearing open space, burning and chipping wood piles.

Staff has contended with several heavy spring snowfalls and Rick has worked hard to keep the equipment operating. Soon we will begin repairing the pot holes and sealing the cracks in the roadways.

New signs have been installed along the regularly used access points where non-owners and trespassers typically enter the common recreational areas. On occasion trespassers come onto the ranch property, but please remember that you are responsible for your guests who are in the common recreational area. We have come upon guests of property owners using fishing badges incorrectly and folks walking dogs “looking for a property owner” who is not on the Ranch. In addition, we see that friends or employees of owners have been given access to the property and this is not acceptable.

CPMG Update

At the March 9th Board of Directors meeting, Lynda Reifman introduced Ryan Hurley of Peliton Insurance. Peliton provides coverage for 400 homeowner associations. After reviewing the RRF governing document and reviewing previous loss histories, Ryan made a presentation of the current insurance coverage comparing it to the previous

coverage. It was noted that the proposed coverage is greater and at a savings to the HOA of \$11,500.

Lynda Reifman presented the governing policy updates along with the 2 new policies for compliance with Senate Bill 89. A resolution to adopt the policies was passed unanimously.

Jim Williamson of CPMG had assembled proposals from firms that offer homeowner associations with auditing services. The Board accepted the proposals and passed a resolution to engage Weidner & associates, P.C. to perform the 2006 Audit.

Architectural Report

We have two new homes and two complete remodels currently underway. One more new home will begin in the next few months. We have worked with the property owners and their builders to insure that Ranch at Roaring Fork architectural guidelines are followed. Thank you for cooperating and being patient with the noise impacts and other inconveniences.

Please note that the Architectural Committee needs complete drawings and adequate time to review and approve applications for new homes, fences, exterior painting or any exterior modifications that impact the Ranch and your neighbors. The Architectural Guidelines and application forms can be accessed on the Colorado Property Management website www.WithCPMG.com. There you will also be able to reference the covenants, by-laws and numerous other Ranch documents.

Ranch Website

We will continue to maintain the Ranch website. Where there is helpful ranch information, prior Wrangler newsletters and meeting minutes. We also maintain a want-ad section, post meeting times and location there as well as on the on the Ranch office door. Please save this address in your computer favorites. www.ranchatroaringfork.com

Condominium Update

This past January the average temperature was 9 degrees, last winter the average January temperature was 25 degrees. The Board of Directors authorized remedial repairs to the condominiums and we can report that no units experienced water damage. We did have two units freeze but this occurred in occupied units and we were able to thaw the units without damage. One water line in the roadway froze, but was repaired by Kelly Gessele and his staff.

Already we are trimming trees, cleaning flower beds, turning on exterior water and anxiously anticipating spring!

Golf Operations

Tom Vail opened the golf course this past weekend midst rain and snow on Saturday and beautiful warm weather on Sunday. The course looks great, so you can come out and fish in the morning, ski midday and play golf in the afternoon..... you've got to love this place.

Waterways and Fishing Update

The majority of the "rough" work on our new streams, waterways and bridges was completed last year, and we hope that many of you have taken an opportunity to see what was accomplished. Based on the comments we have heard, the project has exceeded most people's expectations. The new streams, roads, and bridges have opened up beautiful portions of the Ranch that were previously unknown to most residents. The project will be completed this spring with work on the Roaring Fork River at the head gate, refinements on the new streams with full amounts of water flowing, and seeding and revegetation of some banks.

The work in the river at the head gate has been completed. It involved placement of large boulders to create a submerged upstream-angled vane. The vane will help direct flow toward the head gate. The new approach, along with the boulder vane, should also help discourage beaver, muskrat and other bioturbation activity that contributes some of the organic debris loading against the headwall. The work has been very successful, as we have been able to take nearly our full allotment at some of the lowest river flows of the year.

In about mid-May, whenever the river flow is muddy and high enough to permit playing with various water levels in the new streams, we will be in the new streams with equipment to do the "final cut." This will take two to three weeks, as we adjust the channel and bank configuration to handle various water levels and provide the best fish habitat and fishing environment. Keep in mind that even though this is described as the final cut for this project, newly-created streams take years to mature and we will be doing fine tuning in the future. Bank refinement and reseeding will probably take place at the same time.

Some have asked when to expect the new streams to become "good" fishing water. It takes two to five years for a fully viable bug population to develop in a brand new stream. This might occur on our streams early in the normal cycle, given the abundant bug life we have in the waters that feed into the new streams. In fact, some of you have already been catching native Browns in the new water. We have not yet decided whether to stock Rainbows this summer, but if we do we will need to feed them aggressively, as there will not be enough bug life to support them naturally. Bob O'Brien estimates that fishing will be "decent" by the end of 2008 and in its prime by the summer of 2011.

Some have asked about the fact that many portions of the lower channel have relatively shallow banks, and appear to be at flood stage even with flows far less than the designed

amount. This was done to satisfy the Corps of Engineers by re-establishing wetland environments. Much of the lower channel was excavated through existing wetlands. The excavation actually had a draining effect on the previous wetlands. Therefore the banks have been designed to promote shallow water tables and re-create the wetlands environment. This is especially true in the area where we bypassed and drained the Chain of Lakes.

New stream-side trails and the new roads will be improved over time mainly by Ranch personnel. It will not happen over night. We ask your patience while this takes place. For a while things could be somewhat muddy and impassible during wet periods.

Our long-term financial plan includes spending \$25,000 per year on stream maintenance. This is more than has been spent at any time in the past. We are developing with Bob O'Brien a set of long-range maintenance goals and a detailed budget for 2007. Included in these will be stream bank and sub aquatic vegetation control, channel and habitat modifications, tree planting and bank revegetation, as well as continued fish stocking and feeding. Despite the relative large budget, not everything can be accomplished each year. We solicit suggestions from the community as to what should be included in this plan.

Most of you are aware that the amount of sub-aquatic grass in our streams, especially Sopris Creek, has been increasing each year, to the extent that some stream segments are almost un-fishable in August and September. We have had this issue studied, and there is an excellent report done by the Roaring Fork Conservancy that is available from Doc if you are interested. It concludes that the grass is natural, it is NOT caused by abnormal nutrient concentrations in our water, and it is reflective of healthy stream ecology. It provides excellent habit for bugs and cover for fish, contributing to the excellent fish habitat. The amount of grass is increasing as more fine sediment is trapped in the streams. As the streams mature (from the last time we did major work) fine sediment collects over time. The grass takes root in the fine sediments. The presence of the grass causes even more fine sediment to be trapped. As the report concludes, there is no way to eliminate the grass without destroying the fine habitat.

The Board has received enough complaints from the fishing community about this "problem" that it authorized \$5,000 of the 2007 Fishing Maintenance Budget to undertake a pilot project to attempt to mitigate some of the negative effects of the grass. The plan is to use the track hoe in deep pools and deeper runs to scrape the bottom, dislodging the grass and mucking out the sediment. This plan was developed with input from Bob O'Brien. This pilot project will be confined to lower Sopris Creek. Even though there is significant grass in the shallow areas and riffles, scraping the bottom in these areas would alter the stream structure and feeding lanes to the detriment of fishing and fish habitat. It should be noted that this project will not get rid of the grass. The hope is that it will retard the growth for a season or two. If the pilot project is successful we will make it part of the routine maintenance schedule. However it is quite possible that the grass will grow back so quickly that the effort is not worthwhile. The work will be done this Spring when the water is high and muddy. In the next couple of weeks we will be

identifying the sections of Sopris Creek to be included in this pilot project. If you have a favorite section that you would like to see included please let Doc know.

We hope this brings you up to date on the status and plans for our Waterways and Fishing Master Plan.

Thanks again,

To all who have complimented Rick and the staff for all the hard work they put into your Ranch at Roaring Fork property. I also thank those who have constructive insight to what can still be accomplished.