



The Wrangler

July 1, 2008

It is a beautiful summer day today, the sky is clear and there is a hatch coming off just outside my office door. The river is still high and very cloudy. Rick is attempting to manage the flow of silt through the headgate. It seems that not to long ago it was cold and snowy and now it is dry and in the mid 80's.

Annual Meeting

The 2008 Annual Homeowner's Meeting will be on Saturday, August 2nd. We have received a few RSVPs. Please let us know if you plan to attend the meeting and barbeque, as we must guarantee the number of lunches for the caterer. Speaking of the food, Big Mama's will again be providing barbequed pork and chicken, fresh corn on the cob, coleslaw iced tea and lemonade. Several members will be bringing appetizers or deserts.

This year, the Board of Directors election is to fill two positions for a three year term. Currently 3 homeowners have indicated their candidacy to the Nominating Committee. If you still wish to run for the Board, Please contact the Nominating Committee soon in order to be placed on the ballot.

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We will be sending out the meeting agenda, candidates' election information, and the ballot and proxy statement in the next few days.

Ranch Entrance

It has taken almost a year for the new Board members to get on board and familiar with what it takes to operate the Ranch at Roaring Fork and plan for the future. Members of the Board are revisiting the Ranch entrance, the golf shop and the Relay Station property. They are researching the potential with land planner Ron Liston as well as tapping into the real estate, banking and governmental expertise within the Board members. An update will be provided at the Annual Meeting.

Fishing Advisory Committee (FAC)

The 2008 FAC has met several times and has begun to get organized and underway. All property owners should have received a survey. The FAC has asked that you participated in the project so they can compile data for operating and planning purposes.

You can see the new page on the Ranch website dedicated to this amenity. The contact information for the committee members and meeting minutes will also be posted on that site. You can communicate directly to the FAC at rrf_fishing@comcast.net

Golf Course -Submitted by Tom Vail

The season began slowly with persistent cool weather. We've had 10 days of course closure or no business since opening. The growing season seemed to be 2 to 3 weeks behind last year, but is finally allowing the course to become lusher.

Overall, golf course rounds are at 87% of where we were at the end of May 2007. March rounds numbers were 22% of March 2007, April numbers were 81%, but May rounds were 104%. Play is increasing as we get into summer.

Course maintenance has been following schedule and routine. Extra challenges after the harsh winter we experienced have added to the normal spring preparations.

Additionally, the golf course irrigation system issues continue to occupy much time. A mainline repair and wiring troubleshooting have been the primary problems so far this year. Currently, we are operating four valves via battery-operated timers, coordinated with the main system. This is due to faulty in-ground wiring. I take this as an indication as to what we can expect from the more than 30 year old irrigation system. The system is wrought with phantom valve and unreliable pump operation. We have spent many early mornings, and evenings after course closing, restarting the system and manually watering.

Condominium Update

We are tackling many of the spring/summer projects and have installed low voltage lighting in the condominium common area carports and stair wells. Chase Martin is one of our summer ranch hands and he has pulled out half of the condominium dryers and cleaned the vent lines and cleaned the rain gutters. Two of the seven front stairwells have been cleaned and painted. We will have the chimneys inspected and cleaned later this summer. Asphalt repairs will be performed as soon as we can get the work rescheduled.

The condominium irrigation system has also had its share of leaks, faulty valves, and head replacements.

Common Operations

Rick and the ranch hands had to replace and rebuild much of the field irrigation systems after the fire. Then their focus covered several areas; irrigating the pastures and the installation of water measuring devices and weed control.

They are constantly maintaining equipment; converting it from snow removal to mowing or spraying attachments. We have implemented signage to designate areas that where herbicides are in use.

All have assisted in some manner with outside consultants working on the major maintenance study, wildfire inventory and pine beetle research and treatment.

We were on call and prepared to do anything we could in the event of high water and flow management. We were fortunate for the cool spring that has resulted in the river breaching the banks but only sheet flooding has occurred. We ask that folks not travel through the flooded areas for safety reasons. Staff has placed signs in these areas.

Prior to the high water, staff began grading the trails and roads. We will make additional repairs when the water recedes.

Rules & Regulations

The Ranch at Roaring Fork is a unique and special place. Over 360 acres are dedicated to wilderness. Here water is abundant, with over two miles of riverfront and a myriad of streams and ponds. There are timberlands, wetlands and pasturelands, which team with a diversity of wildlife. Recreational amenities exist for almost every interest. Outstanding sport fishing, tennis, golf, skeet, trails for horseback riding, jogging, walking and when snow is abundant, cross country skiing. Over 100 single family homes, 60 condominiums with residents who have lived here over 30 years and some who have just begun the adventure.

To manage and protect your investments and these natural and recreational assets and to preserve the value, desirability and attractiveness of the residential community, the Board of Directors has adopted the Ranch Rules and enforcement procedures contained herein.

Please visit the Rules & Regulations on our website www.ranchatroaringfork.com to re-familiarize yourself, family members and tenants of these regulations.

In closing, please RSVP if you plan to attend the Annual Meeting, August 2nd.

Have a great day,