



Date: July 8, 2008

To: All Members  
Ranch at Roaring Fork Homeowner's Association

From: Ranch Manager and Board of Directors

Subject: 2008 Annual Homeowner's Meeting of Members

Saturday, August 2, 2008  
10:00 AM – 1:00 PM  
Barbeque – 1:00 PM  
Ranch Office - Gazebo Grounds

Enclosed are the Agenda, candidate elections statements, Board of Directors election Ballot, and Proxy form.

If you plan to attend and vote at the Annual Meeting, a Proxy form is not required to be submitted. At the meeting, you can vote the Ballot that is enclosed or vote a Ballot that can be picked up at the meeting.

If you do not plan to attend the meeting, but wish to vote, please follow the instructions on the Proxy form and Ballot.

This year, the Board of Directors election is to fill two (2) positions for a three (3) year term. The Board will consist of seven members. As of this notice, the Nominating Committee has identified and received candidate election statements from two candidates. The Board has accepted the recommendation of the Nominating Committee to nominate these two candidates and each candidate's election statement is enclosed.

Additional materials will be provided will be provided at the Annual Meeting. We look forward to seeing you.

The Ranch will provide BBQ chicken & pork, baked beans, coleslaw, lemonade, and cold beer. Owners west of the gazebo are encouraged to bring a desert and owners to the east are asked to bring an appetizer.

Please RSVP so we can plan for seating and food.

**Ranch at Roaring Fork  
Homeowner's Association**

**2008 ANNUAL MEETING OF MEMBERS**

Saturday August 2, 2008  
10:00 AM  
Gazebo Grounds

**AGENDA**

Meeting Called to Order

Roll Call

Minutes of 2007 Annual Meeting

Introduction of Board Members and Ranch Manager

Board Election

Manager's Report

Treasurer's Report

Committee Reports

Architectural

Condominium

Fishing – Waterways

Golf - Tennis

Horse

Sound Abatement

Ranch Topics

Homeowner Survey

Major Maintenance Study

Wildfire Update

Ranch Entrance

Domestic Water Financing

President's Address

Resident Questions/Input

Adjourn

Board Candidate Election Statements  
(in alphabetical order)

The Board has accepted the following nominations from the Nominating Committee:

**Dennis S. Reynolds**  
**Certified Public Accountant (retired)**

Dennis and his family have owned a condominium at the ranch since 1975. He was the senior partner in his own CPA firm for over thirty years. In addition to that he served two terms as Mayor of Littleton, Colorado and was instrumental in bringing light rail to Littleton. He was also Chairman of the Denver Regional Council of Governments, served on the Board of the Urban Drainage and Flood Control District in Denver and later was Vice Chairman of the South Suburban Parks and Recreation District. The Park District owned and operated four golf courses, four recreation centers as well as many parks and a trail system in the south metro Denver area. Dennis and his wife, Sue, have three married daughters and they all enjoy spending time at the Ranch with their families.

**Paul Schlauch**

My wife Mardie and I have owned property at the Ranch for more than 20 years. We and our children and grandchildren all cherish our time at the Ranch. We typically spend about 100 days at our condo each year. We started off in a 9 owner condominium, then moved to a different condominium with 4 owners, and finally about a dozen years ago were able to buy our own unit (#116). As a result I have a pretty broad perspective on the types of condominium ownership situations that exist at the ranch. I am currently serving on the Ranch's Water Rights Committee.

I am a partner in Holland & Hart, a large Rocky Mountain regional law firm, with an office in Aspen. My practice centers on mergers, acquisitions, and joint venture involving complex business and legal issues. I am an adjunct professor at the DU Law School and serve on the faculty of the Centre for Energy Law and Policy at the University of Dundee, Scotland.

My management experience includes serving on the management committees (equivalent of the board of directors) of 2 major Colorado law firms and a 5 year stint as the managing partner of one. I have served as an officer and on the governing bodies of several professional foundations and organizations. I was an officer and then president of my Denver area homeowners association. I am a founding director and am a past president of the Colorado Open land Foundation.

I would be delighted to give back to the Ranch by applying my legal and business background and experience to the myriad issues that face our community.

**2008 Annual Meeting  
Board of Directors Election**

**PROXY**

I (we) hereby appoint(s) \_\_\_\_\_, or if no name is inserted, or if the person named is absent, appoint(s) Michael Gerber, President of the Board as the Proxy for the undersigned, with full power of substitution to represent me (us) and to vote in my (our) name and on my (our) behalf all number of votes to which I (we) am (are) entitled at the Annual Meeting of the Members of the Ranch at Roaring Fork Homeowner's Association, Inc., to be held on August 2, 2008 and at any adjournments thereof.

PLEASE NOTE THAT PURSUANT TO CHANGES IN COLORADO LAW, THE ELECTION OF MEMBERS OF THE BOARD OF DIRECTORS MUST BE BY SECRET BALLOT. TO INSURE THE VALIDITY OF YOUR PROXY, YOU MUST COMPLETE IT AND PUT IT IN THE UNMARKED ENVELOPE INCLUDED WITH THIS PACKAGE. THE UNMARKED ENVELOPE MUST THEN BE PLACED IN THE STAMPED ENVELOPE WHICH IS ALSO ENCLOSED. IT WILL THEN BE NECESSARY FOR YOU TO PRINT YOUR NAME AND ADDRESS, SIGN AND DATE THE STAMPED ENVELOPE ON THE LEFT UPPER HAND CORNER BEFORE RETURNING IT BY MAIL OR IN PERSON TO THE RANCH AT ROARING FORK OFFICE.

YOUR SIGNING AND DATING THE STAMPED ENVELOPE WILL ALLOW AN ACCURATE TABULATION OF THE VOTE CAST BY PROXY WITHOUT COMPROMISING THE SECRECY OF YOUR VOTE. IN THE EVENT YOU OWN MORE THAN ONE PROPERTY AND ARE ENTITLED TO CAST MULTIPLE VOTES, YOU SHOULD RECEIVE THE SAME NUMBER OF ENVELOPES AND PROXIES AS THE VOTES YOU HOLD. PLEASE FOLLOW THE ABOVE PROCEDURE FOR EVERY VOTE YOU ARE ENTITLED TO CAST.

IF YOU WISH TO DIRECT YOUR PROXY'S VOTE, PLEASE COMPLETE THE BALLOT ENCLOSED WITH THIS PACKAGE AND PLACE IT IN THE SAME UNMARKED ENVELOPE WITH THE PROXY.

This Proxy may be revoked at any time prior to the Proxy being voted, either by written notice mailed or delivered and received at the office of the Ranch at Roaring Fork, 14913 Highway 82, Carbondale, Colorado 81623, or by fax 970-963-9243 or you can email it to rrf\_doc@comcast.net, or by the substitution of a new Proxy bearing a later date.

\_\_\_\_\_  
Member's Printed or Typed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Ranch Address

\_\_\_\_\_  
Date

**Note: This Proxy will be invalidated if the Member's account indicates a delinquency exists at commencement of the meeting. July dues are not considered delinquent as of the meeting date, August 2, 2008.**

**2008 Annual Meeting  
Board of Directors Election**

**BALLOT**

**FOR THIS BALLOT TO BE COUNTED, IT MUST BE TENDERED AT THE ANNUAL MEETING ON AUGUST 2, 2008, EITHER IN PERSON OR BY PROXY OR BY MAIL PRIOR TO 10:00 AM ON AUGUST 2, 2008 AT THE RANCH OFFICE.**

**If you do not plan to attend the meeting, you must return this Ballot in a completed form by mail or return the Proxy form appointing the President or another person who will be attending the meeting to vote your Ballot on your behalf according to your instructions.** A stamped envelope and an unmarked envelope are enclosed to return your completed Ballot or Proxy form and Ballot. Pursuant to changes in Colorado law, the election of members of the Board of Directors must be by secret ballot. Please fill out your Ballot or Proxy and, should you desire to direct your proxy's vote on your behalf, complete your Ballot indicating the candidate or candidates to be elected to the Board of Directors and put it (them) in the unmarked envelope. Then place the unmarked envelope in the stamped envelope. It will be necessary for you to print your name and address, sign your name and date your signature on the upper left hand corner of the stamped envelope for your Ballot or Proxy vote to count. In the event you are entitled to cast multiple votes, you should receive the same number of envelopes, Ballots and Proxies as the votes you hold. Your Proxy may also bring your Proxy form in your stamped envelope bearing your printed name, and dated signature to the meeting and vote.

Please vote for no more than two (2) candidates for a three (3) year term.

**Note:**

Amended By Laws, Article Seven, Section 7.10 provides for, among other things, cumulative voting. It states in part "every member entitled to vote at any election for directors of this Association shall have the right to cumulate his votes and give one candidate a number of votes equal to the number of directors to be elected multiplied by the number of votes to which he is entitled, or to distribute his votes on the same principle among as many candidates as he shall think fit".

Board of Directors Election Candidate(s) in alphabetical order

**Number of  
Votes:**

\_\_\_\_\_ I VOTE FOR Dennis Reynolds

\_\_\_\_\_ I VOTE FOR Paul Schlauch

\_\_\_\_\_ I VOTE FOR \_\_\_\_\_

\_\_\_\_\_ I VOTE FOR \_\_\_\_\_