

**MINUTES OF THE BOARD OF DIRECTORS MEETING
THE RANCH AT ROARING FORK HOMEOWNER'S ASSOCIATION**

February 11, 2007

The Board of Directors meeting of the Ranch at Roaring Fork Homeowner's Association was held at 4:00 P.M. on February 11, 2007 at the main office of the Ranch. Mike Gerber served as Chairman. Other members present were DeeDee O'Brien, Mike Fordyce and John Hermon. Dan Bishop and Polly Tucker also participated via telephone. Ranch Manager George "Doc" Doxey was present and recorded the minutes. Lynda Reifman and Ryan Hurley were also present.

Minutes

The minutes for the November 17, 2006 Regular Board of Directors meeting were distributed to the Board members prior to the meeting. O'Brien made a motion to approve the minutes with any other grammatical edits to be forwarded to Doc. The motion was seconded by Hermon and passed unanimously.

Kiddy Park / Playground Waterway

Richard Seirzant addressed the Board concerning the waterway located at the playground area. Prior discussions with Bob Holt, Dan Bishop and Bob O'Brien had identified possible solutions to the flow issues and the mosquito problems. After some discussion, the Board directed Doc to work with Bob O'Brien on a proposal to remedy the issues to be presented to the Board at the next meeting.

Action Item:

Work with O'Brien to develop options for the Board that includes:

- Scope or goals of the improvements
- Permitting requirements
- Duration of project
- Cost of project

Insurance Presentation

Lynda Reifman introduced Ryan Hurley of Peliton Insurance, noting that he is related to a current property condominium owner at the Ranch at Roaring Fork. 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.

Shotgun shooting on the Ranch was discussed and it was noted the skeet range does not meet the current NRA safety regulations. And there is no way to adequately close

fence off areas for hunting that would protect the residents and eliminate the potential liability to the HOA.

Ryan will continue to examine the Ranch's exposure to risk and will make any necessary recommendations for Board action. He will also assist with the cost distribution of the premiums to the different association departments.

Senate Bill 89

Lynda Reifman presented the governing policy updates along with the 2 new policies for compliance with Senate Bill 89. Hermon made a motion to adopt the resolutions and Fordyce seconded the motion. After future discussion the motion to adopt the resolutions were passed unanimously.

CPMG / Financial Report

Doc noted that the 2006 FYE financials were received just days prior to the meeting and summary was available.

Lynda reported that CPMG has not yet received the information from Weiss that is needed to prepare the January financial reports.

Jim Williamson of CPMG is assembling proposals from firms that offer homeowner associations with auditing services. The Board should be able to review those proposals at March Board meeting.

Rules & Regulations

The RRF rules and regulations were distributed to the Board members. The Board requested that CPMG review and make recommendations as to amending the policies. The plan will be that all complaints or reports of potential violations be made in writing to the RRF office. Staff will forward the complaints to CPMG where a "fair but firm" notice CPMG will be issued to the offending party. CPMG and RRF staff will work with owners to resolve issues prior to levying fines or setting hearings per the regulations and Senate Bill 100.

Action Item:

Before any policies are enforced there will be additional Board input and notification via the Wrangler.

Architectural Committee

The architect working with Gordon and Nancy Nelson (R/C lot #1) questioned if an on grade patio and a second floor cantilevered room would be permitted outside the building envelope. The question has been sent to the architectural committee.

Condominium Update

Remedial water line relocation and repairs has been completed in 20 condominium units. We have spent \$13,000 in labor and \$17,000 in materials. The curb stop (water shutoff) for the last building on the pond side would not operate and we had Kelly Gessele excavate and replace the valve. During the extremely cold temperatures there were 2 condominium sewer line blockages. We were able to router the lines without reoccurrences. The blockages could be due to line settling and lack of use. It was suggested that we add an enzyme to the units' drainage to help clear the lines.

Common Operations

Snow and ice removal on the roads has been hard, breaking the plow twice and the truck radiator once. There are a few potholes and the asphalt sealer has cracker in many locations.

A blockage occurred in the sewer line behind 0121 Stagecoach Drive. We attempted to remove the blockage chemically. This was not effective and Kelly Gessele had to dig up the blocker section. A root grew into the line through a saddle valve. A new mechanical tee was installed and service has been restored.

The water line servicing Condominium building #10 had a frozen water supply line under the roadway. Kelly Gessele is currently repairing the line.

Golf Operations

The draft agreement with Other Side of the Fence (OSF) was distributed to the Board members. Dan and Bob have assisted Tom in working through the details.

Action Item:

Clarification was requested in the terms and the agreement will be finalized for Board ratification at the next meeting.

March Board Meeting Date

Friday March 9th was set for the next Board meeting.

A motion to adjourn was made by Fordyce and seconded by Hermon and unanimously approved.

Respectfully submitted,
George Doxey
Acting Secretary