

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

**March 9, 2007**

The Board of Directors meeting of the Ranch at Roaring Fork Homeowner's Association was held at 4:00 P.M. on March 9, 2007 at the main office of the Ranch. Mike Gerber served as Chairman. Other members present were DeeDee O'Brien, Mike Fordyce, Polly Tucker and John Hermon. Dan Bishop also participated via telephone. Ranch Manager George "Doc" Doxey was present and recorded the minutes. Lynda Reifman, Jim Williamson of CPMG and homeowner George Pucak were also present.

**Minutes**

The minutes for the February 11, 2007 Regular Board of Directors meeting were distributed to the Board members prior to the meeting. Hermon made a motion to approve the minutes with any other grammatical edits to be forwarded to Doc. The motion was seconded by O'Brien and passed unanimously.

**CPMG / Financial Report**

Jim Williamson of CPMG presented a preliminary January financial report. After his presentation the Board requested that additional work be performed and the financials be presented at the next meeting.

Williamson presented a list of recommended firms to conduct the 2006 audit, O'Brien made a motion to engage Weidner & Associated, P.C. of Lakewood and the motion was seconded by Hermon. The motion passed unanimously.

Next, Jim presented a review of the Ranch investments and recommended the Ranch diversify its portfolio. There were three brokerage companies that were recommended.

Lynda Reifman commented on some changes that should be made to the Rules & Regulations to comply with Senate Bills 100 & 89. Lynda also presented a draft of the Property Owners Directory.

**Action Items:**

The Board members are to consider these recommendations and to be prepared to discuss them at the next meeting.

Doc and Lynda will begin a "firm-but-fair" enforcement of the current Ranch Rules & Regulations.

## **Waterways / Fishing Projects**

Several Board members and members of the Fishing Committee met via telephone on February 11<sup>th</sup> to discuss the completion of the Waterways project. It was agreed that Tom Neel should continue to work with Bob O'Brien to complete the work on the waterways.

Tom Neel prepared a 2007 Fishing Maintenance Budget and Plan that was enclosed in the meeting package. The Plan included a discussion of sub-aquatic and stream bank vegetation issues as addressed below. It was recommended by Bob O'Brien that fish be stocked in the new waterway this spring. A feeding plan has been developed to feed the stocked fish while plant and bug life are established. Future maintenance issues included tree planting, headgate maintenance and in-stream improvements. Neel reported that O'Brien completed the diversion improvements in the Roaring Fork at the headgate now at the lower winter flows we were able to increase flows to achieve the Ranch's total allotment.

The Board accepted the recommendation and considered two issues; in-stream maintenance to reduce the sub aquatic vegetation and stream side burning of non native vegetation.

A motion to approve \$5,000 for stream bank vegetation burning was made by Fordyce and seconded by O'Brien. The motion passed unanimously.

Hermon made a motion that up to \$5,000 be spent on a pilot program to remove sub aquatic vegetation in specific regions. Bishop seconded the motion. After discussion the motion was approved.

The 2007 Fishing Rules were reviewed and included in the meeting packet for the Board approval. A motion to approve the 2007 Fishing Rules was made by Hermon and seconded by O'Brien. The motion passed unanimously.

### Action Items:

Neel & Doxey are to meet with O'Brien and Gilbert to prioritize areas for maintenance.

Distribute the 2007 Fishing applications and regulations.

Write a Wrangler and include the Waterways Maintenance Plan.

## **Kiddy Park / Playground Waterway**

In a previous meeting it was reported that at least one homeowner adjacent to this area was concerned about several issues regarding the stream running through the Kiddy Park and playground. The concerns including mosquito problems, low water flow, and a lack of aesthetics. It was suggested that some owners may be willing to fund the mitigation work in this area.

Bob O'Brien has provided several solutions ranging from a low cost long term solution to a \$25k renovation which may include needing a wetlands permit. A mid price and low impact solution might be to re-route the water into the vacated stream bed(s) that runs behind the maintenance barn.

Action Item:

Contact the adjacent property and determine what are their concerns and issues.

### **Golf Course Maintenance / Management Agreement(s)**

At the last Board meeting it was requested that enforcement of rules, approval of greens fees, payroll allocations and default provision be clarified in the agreements with Tom Vail. After discussion of the revisions, Bishop made a motion that the agreements be approved, Tucker seconded the motion. The motion passed unanimously.

The Course is scheduled to open March 30<sup>th</sup> but will open earlier for the local spring break, weather permitting.

### **Architectural Committee**

There was an issue with the height of the roof on the house being built at Ranch Creek lot #2. We have worked with the GARCO Building Department, CPMG and the Ranch attorney to address the correct interpretation and enforcement of the County regulations. Ranch Creek and Ranch at Roaring Fork CC&R's. The property owners have been required to provide a professional survey of the actual building height.

Action Item:

Develop a check list of items necessary for an architectural application submission.

Contact local architects for assistance in reviewing submissions.

Require All conditions for preliminary approval be met prior to commencing construction.

### **April Board Meeting Date**

April 6<sup>th</sup> or 13<sup>th</sup> was suggested for the next Board meeting date. Members were asked to review their calendars and give their preferences to Doc as soon as possible.

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

Respectfully submitted,  
George Doxey  
Acting Secretary