

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

April 13, 2007

The Board of Directors meeting of the Ranch at Roaring Fork Homeowner's Association was held at 4:00 P.M. on April 13, 2007 at the main office of the Ranch. Mike Gerber served as Chairman. Other members present were Bob Holt, DeeDee O'Brien, Polly Tucker and John Hermon. Ranch Manager George "Doc" Doxey was present and recorded the minutes. Bob Jacobson and Emeran Leonard attended the meeting.

Gerber called the meeting to order with a quorum of members present.

Homeowner Input

Jacobson acknowledged the work done by the Board of Directors. Bob appreciated being part of the discussions concerning the playground waterways and desires that the best for the Ranch is always the goal for the playground waterway or any ranch project.

Leonard addressed the speed of vehicles traveling through the Ranch. Replacing the speed bump to the east of the condominiums was discussed. After additional comment it was agreed that communicating through the Wrangler would be the next step before creating additional noise and potential acceleration noise by adding a speed bump.

Minutes

The minutes for the March 9, 2007 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 grammatical edits. The motion was seconded by Hermon and passed unanimously.

CPMG / Financial Report

Due to weather issues CPMG was not able to attend the meeting. O'Brien and Hermon will call Jim Williamson next week to discuss the progress on the financial management of the association's books.

A motion to engage Weidner & Associates to perform the 2006 Audit not to exceed \$9,600 was made by O'Brien and seconded by Holt. The motion passed unanimously.

Sample courtesy letters were prepared by Lynda Reifman. It was decided that prior to sending these letters out the next Wrangler will have the Rules & regulations included and an article will be written by a Board member encouraging greater community spirit and awareness to the regulations.

Action Item:

- What is the SB 100 position on verbal complaints?
- Wrangler article.

Condominium Committee

Hermon presented a summary of the accomplishments of the committee and a request for future direction from the committee members.

Action Item:

- Look into repairing root damage to condominium parking areas.
- What are the impacts to the pine tree?

Architectural Committee

The current items before the Architectural Committee include; house plans for Ranch Creek Lot #1, painting, fences, landscaping and a deck awning. A meeting will be scheduled and the committee will come together to review the plans.

Action Items:

- Review the Architectural Guidelines; add all references to the CC&R's
- 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 being met prior to commencing construction.

Waterways / Fishing Projects

The 2007 Fishing Regulations and Applications were mailed to all of the owners and currently we have distributed 158 permits and collected \$49,900. Projections are that 214 badges will be sold and \$65,000 in badges will be collected. This will support the funding of the Waterways Project and fund the proposed in stream maintenance projects this year.

Action Items:

- Wrangler article to address plans and progress of projects.
- Verify fish delivery and feeding program
- Price a pedestrian bridge for crossing skeet range to north hayfield

Kiddy Park / Playground Waterway

The utilities have been located along Brown Court and Stagecoach Drive. It was determined that there are no buried utilities running under the playground stream. When the equipment is here to complete work on the new stream and perform in-stream maintenance, the grade will be improved by the bridge area to drain the banks and decrease the mosquito breeding areas.

Golf Course Operations

The course opened early on March 24. YTD revenues are up; the course looks and plays great and there has been no resistance to the enforcement of the course rules or the rate increases.

Action Item:

- Wrangler article addressing property owner's option to purchase punch passes for guests.

Annual Meeting

A motion to appoint Polly Tucker and Bob Holt as co-chairs of the Nomination Committee was made by Hermon and seconded by Gerber. The motion passed unanimously.

Action Item:

- The Committee will write an article for the next Wrangler.

Due to scheduling issues a motion to hold the Annual Meeting on Saturday July 21 was made by O'Brien and seconded by Holt. The motion passed unanimously.

Action Item:

- Write an article for the next Wrangler announcing the meeting date.

Next Board Meeting Date

June 8th was selected as the next Board Meeting.

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

Respectfully submitted,
George Doxey
Acting Secretary