

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

**May 5, 2008**

The Board of Directors meeting of the Ranch at Roaring Fork Homeowner's Association was held at 4:00 P.M. on Monday May 5, 2008 at the main office of the Ranch. Mike Gerber served as Chairman. Other members present were Bob Jacobson, John Hermon, Brian Pettit and Chris Rowberry. Ranch Manager George "Doc" Doxey was present and recorded the minutes.

Homeowners Richard Sierzant, Ed Anderson and Peter Breitenstein attended the meeting.

**Minutes**

The minutes for the April 7, 2008 Board of Directors meeting were distributed to the Board members at the meeting. After review Jacobson made a motion to approve the minutes with grammatical edits. The motion was seconded by Rowberry and unanimously passed.

**Water Rights**

Jacobson updated the board of the meetings with Caloia and Currier. The discussions have resulted in positive reductions in pond and surface augmentation needs. We are recalculating the needs and plan to present an amended proposal to the DWR and BWCD.

We are working on plans to irrigate and monitor the ground currently irrigated, propose reestablishing historical pastures and hayfields and add wildlife habitat to further utilize the consumptive water rights.

Rick has built a "V" notch gate and is installing it in the upper skeet field.

Action Items:

- Currier to recalculate the water surfaces
- Monitor irrigation flow
- Add property across the river to the plans

**Coffman Land Exchange**

The Deeds have been revised and were signed by the HOA President and the Coffmans. The Plat has been signed and is in route to the GARCO Surveyor, then on to the County Commissioners.

**Domestic Water Financing**

The issue of the funding for the loan from the Bailey Funds was discussed. There are several options before the Board:

- Special Assessment
- Begin paying the Interest only
- Leave it as a loan until needed w/o interest
- Special Improvement District

The number one topic in the homeowner survey was the noise abatement issue. The 2<sup>nd</sup> topic was the Ranch entrance.

Action Item:

- Board consider options to address the loan

### **Noise Abatement**

It was determined that a budget based on current sound walls could be feasible. Pettet will attempt to contact GARCO representatives on the viability of a joint application.

Action Items:

- Contact Eagle and Summit Counties on current abatement projects
- Contact Silverthorne about sound barrier on the jersey barriers
- Investigate transfer ROW to CDOT
- Continued assessment for ownership and liability

### **Ranch Entrance**

It was recommended that our land planner Ron Liston be contacted to assist the Board in preparing the range of development options for the in the Relay Station property. A motion to engage Liston to prepare a review for the Board not to exceed \$5,000 was made by Jacobson, and after discussion, seconded by Rowberry. The motion passed unanimously.

Action Item:

- Contact Liston

### **Homeowner Issues**

A property owner has requested permission to place a cover-it storage unit in the RV area. The Board denied the request.

A request was sent to the office for an explanation of the Rules and Regulation policy.

Action Items:

- Staff to contact RV lot users that storage units may not be used in the RV lot.
- Gerber will contact owner concerning the R&R policy

**Fishing Advisory Committee (FAC)**

Jacobson commented on the minutes from the FAC meeting on 04/11/08 provided in the Board packet. The next meeting will be 05/16/08.

A draft of a survey was presented and approved by the board. It was agreed that the final approved survey would be sent to all badge holders.

**Financial Report**

Jim Williamson had planned to attend this meeting but scheduling issues had delayed his coming. Jim will come on 05/12 to review the internal control processes for golf, fishing, and RV lot and cash payments.

We received the March financials on 05/03 and Doc was not able to prepare a financial review prior to the meeting.

Action Items:

- Doc review March financials
- Have CPMG prepare a financial management report

**Fire Update**

There are two proposals for outside contractors to assess the damage, map it and recommend reforestation and preventive measures. This will be necessary if there is a lawsuit for damages. The current common area insurance coverage is for buildings and structures with a \$5,000 deductible. There is \$2,500 in replacement coverage for lost or damaged trees, shrubs and landscaping.

A motion to engage Natural Resource Consultants to inventory the lost vegetation but not to exceed \$5,000 was made by Rowberry and seconded by Jacobson. After discussion the motion passed unanimously.

Action Item:

- Coyle to explore civil action

**Condominium Insurance**

It was determined that the CC&Rs require the condominium property insurance package cover all damage incurred inside the condominium units.

Hermon proposed a resolution to hold the condominium owner responsible for the deductible portion of the condominium building insurance this would cover all damages affecting the interior of unit. The motion was seconded by Pettet and passed unanimously.

Action Item:

- CPMG to notify all condominium owners of this resolution

### **Major Maintenance Reserve Study**

Borne is working on the study and should have preliminary report by the end of May.

### **2008 Annual Meeting**

Two Board members terms are up for election. In preparation for the 2008 Annual Homeowners Meeting, O'Brien and Rowberry were appointed as the nominating committee. They will solicit candidates via the Wrangler and personal contact.

Action Item:

- Due to scheduling conflicts the Board members are asked to check their calendars for dates that will work for the annual meeting.

### **Next Board Meeting Date**

The Board established a set date for the monthly Board Meetings as the first Monday of each month.

The next regular meeting will be June 2, 2008

Topics for discussion at the next meeting should include:

- Annual Meeting Date
- Nominating Committee
- Domestic Water Project Loan
- High Water Plan
- Pond Spraying Procedures and Recommendations

A motion to adjourn the Board meeting was made by Jacobson and seconded by Rowberry and unanimously approved.

Respectfully submitted,  
George Doxey  
Acting Secretary