

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

**June 2, 2008**

The Board of Directors meeting of the Ranch at Roaring Fork Homeowner's Association was held at 4:00 P.M. on Monday June 2, 2008 at the main office of the Ranch. Mike Gerber served as Chairman. Other members present were Bob Jacobson, John Hermon, DeeDee O'Brien and Chris Rowberry. Dan Bishop attended by telephone. Ranch Manager George "Doc" Doxey was present and recorded the minutes.

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

**Minutes**

The minutes for the May 5, 2008 Board of Directors meeting were distributed to the Board members at the meeting. After review, Rowberry made a motion to approve the minutes with grammatical edits. The motion was seconded by Hermon and unanimously passed.

**Homeowner Issues**

A letter was received by the Board of Directors concerning the spraying of the ponds. It was decided that spraying would be postponed until additional information was needed prior to staff's treating the algae.

Action Items:

- Contact County Ag agent
- Contact John Long
- Look for a vendor to treat ponds

A request was made by a property owner to be compensated for working on the April fire. A note of appreciation was added to the Wrangler.

**Noise Abatement**

John Hermon and Doc met with CDOT on Friday 05/30/08

- Region 3, which the Ranch is in includes 14 counties and there are no walls in the Right Of Way,
- There is one private wall in region 6 (Denver area) on the ROW
- The rubberized surface treatments have not been successful in CO or AZ
- We need to establish a cost for a wall with the soft costs included - then take a serious look at the reality of the project
- Next we need to determine if GARCO will be the applicant and which entity will have ownership and assume liability

Action Items:

- Continue to assess ownership and liability
- Estimate construction and maintenance costs

**Ranch Entrance**

Land planner Ron Liston attended the meeting and refreshed the Board with the previous work that derived the current entrance design recommendations. The discussion raised several questions:

What was the purchase price of the Relay Station Property?

What is the availability of infrastructure utilities for development, soils reports, etc, so we don't need to redo this work?

What is the status of the zoning and Ranch Creek Planned Unit Development to accommodate development?

Action Items:

- Distribute the purchase price of the property
- Liston to research zoning & PUD status
- Estimate soft costs, site improvements

**Fishing Advisory Committee (FAC)**

Jacobson commented on the minutes from the FAC meeting on May 16th, the next meeting will be July 11th.

The amount of principal and interest paid for the Waterways loan was discussed. Rowberry made a motion to set the annual payment at \$61,300 principal and interest to the investors, it was seconded by Jacobson and, after discussion the motion passed unanimously.

Cathy Houser and George Pucak were added as members to the FAC.

The Board reviewed the survey and Rowberry made a motion to approve the survey with the addition of sending the survey to all property owners; it was seconded by Hermon and passed unanimously.

The FAC will have recommendations on the Fishing Rules and Regulations for discussion at the July meeting.

The Chairman of the FAC (Peter Breitenstein) was reminded that requests for information and subsequent FAC recommendations must be communicated via the FAC Board liaison, Bob Jacobson.

Action Item:

- Letter of accounting to be sent to all note holders with the annual payment of interest and principal.

## **Rocky Mountain Pine Beetle**

The Ranch has several trees that have been infested with the pine beetle. We had experts inventory the trees and it was recommended that all of the scotch, ponderosa, lodgepole and Austrian pines be protected from the beetles and that the dead trees be removed.

A motion was made by Hermon and seconded by Bishop to treat all of the common area trees and remove the infested trees. Owners will be able to have their trees treated with the common area trees for less than \$30 per tree. The motion passed unanimously.

Action Item:

- Have a Wrangler out this week to announce the pine beetle information, tree removal and preventive measures.

## **Annual Meeting**

It was confirmed that August 2<sup>nd</sup> will be the date of the Annual Homeowner's Meeting. There are two seats up for election; DeeDee O'Brien and Chris Rowberry will serve as the Nominating Committee.

Action Items:

- Next Wrangler to have a notice of meeting and invitation to run for the vacancies.

## **Financial Report**

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

There is a financial overview in the Board packet. CPMG should have a Financial Report for the July meeting date.

Action Items:

- Explore possibility of administrative assistant with bookkeeping skills
- Treasure's Report

## **Fire Update**

Natural Resource Consultants has completed half of the inventory, from the maintenance barn to the headgate. Approximately 1000 cottonwood trees are a high risk of loss, we have not yet determined the loss of evergreen trees nor recommendations concerning:

- Value of loss
- Safety plan
- Remedial plan – short term / long term
- Fuel reduction

### **Major Maintenance Reserve Study**

Borne is working on the study and will have preliminary report by the end of June.

### **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 July 7, 2008

A motion to adjourn the Board meeting was made by Jacobson and seconded by Rowberry and unanimously approved. The Board met in Executive Session to discuss legal and personnel issues.

Respectfully submitted,  
George Doxey  
Acting Secretary