

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

**July 7, 2008**

The Board of Directors meeting of the Ranch at Roaring Fork Homeowner's Association was held at 4:00 P.M. on Monday July 7, 2008 at the main office of the Ranch. Mike Gerber served as Chairman. Other members present were Bob Jacobson, Dan Bishop, John Hermon, DeeDee O'Brien and Chris Rowberry. Ranch Manager George "Doc" Doxey was present and recorded the minutes.

George Pucak attended the meeting.

**Minutes**

The minutes for the June 2, 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 Bishop and unanimously passed.

**Condominium Report**

Hermon reported that the replacement endorsement for the insurance deductible has been distributed to all condominium owners.

The special projects are all underway, the low voltage lighting is 80% complete, the dryer vent work is 50%, two of the seven entry stairs and decks have been painted and one rebuilt.

The asphalt has been delayed and will be completed in the fall along with the chimney service and other projects.

**Fishing and Waterways Update**

Jacobson reviewed the work completed by the FAC to date: website page implementation, email address and property owner survey. Current topics are; Badge usage, fishing rules and how to make this good amenity better.

The FAC presented a resume of a consultant and a construction company for stream enhancement and this information is in the packet.

The next FAC will be July 11<sup>th</sup>, meeting times and minutes are posted on the website.

The Board has directed staff to treat the ponds with Cutrine Plus according to the manufactures requirements

Action Items:

- Dredging of the headgate and inlet channel to begin 7/15
- Review previous dredging information
- Post spraying signs and note spraying dates in the Wrangler

**Golf Update**

Bishop updated the Board of the lightening damage to the irrigation controls at the golf course. Vail is currently acquiring information on options and costs to repair and replace the 30 year old irrigation system.

Staff is currently operating valve manually.

**Fire Update**

Natural Resource Consultants has completed the inventory, approximately 1200 cottonwood trees are a high risk of loss. We have contacted several foresters to make recommendations and cost estimates.

Action Items:

- Monitor damaged trees for safety
- Work with authorities on responsible party

**Noise Abatement**

Ryan Hurley of Peliton Insurance stated that he believed a structure in the CDOT right of way would be covered in the Ranch at Roaring Fork current liability policy. The value of a structure would be added to the building/property policy.

Action Items:

- Continue to assess ownership and liability, send CDOT regulations to Ryan Hurley
- Hermon & Pettet to work on estimate for construction and maintenance costs

**Rocky Mountain Pine Beetle**

On June 25th all of the common area, condominium, golf course and requested property owner's trees were sprayed. Infested trees were removed if dead. Several trees had rejected the beetles and will be observed over the next year.

**Rules Violations**

Staff has resumed monitoring for violations after a postponing of inspections due to the focus on the fire, pine beetles and high water.

Currently there is an illegal tree planting in the condominium common areas, a vehicle for sale in common areas and a non-conforming outbuilding was reconstructed after the fire in the residential area.

Action Items:

- Continue to monitor and send report weekly to BOD and CPMG for letters
- Contact owner concerning plantings in common areas
- Contact owner concerning vehicle for sale
- Contact owner concerning outbuilding

### **Major Maintenance Study**

It was noted that each Board member should be familiar with the study, also there are some areas where the study is incomplete and it was noted that this will be a working document to assist the Board in planning and budgeting

Action Items:

- Get a summary from Borne Engineering
- Provide Borne with infiltration and digester information
- Post M/M study on the ranch website

### **Annual Meeting**

It was confirmed that August 2<sup>nd</sup> will be the date of the Annual Homeowner's Meeting.

Action Items:

- Send notice, agenda, candidate info, proxy and ballot
- Independent election judge
- Have charts form HOA survey and M/M study

### **Next Board Meeting Date**

The next regular meeting will be August 4, 2008

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

Respectfully submitted,  
George Doxey  
Acting Secretary