

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

**September 29, 2006**

The Board of Directors meeting of the Ranch at Roaring Fork Homeowner's Association was held at 7:00 P.M. on September 29, 2006 at the main office of the Ranch. Mike Gerber served as Chairman. Other members present were Bob Holt, Mike Fordyce, Polly Tucker, John Hermon and Dan Bishop. General Manager George "Doc" Doxey was present and recorded the minutes. Homeowners, Chris Chacos, Ed Anderson, Willie Worley and Emeran Leonard we also present.

**Election of Officers**

Fordyce made a motion that Gerber remain as president, Holt, vice-president, Tucker, secretary and O'Brien as treasurer, the nomination was seconded by Hermon. The motion passed unanimously.

An action item for the Board is to review and recommend modification to the length of terms for the next election as 4 members will be up for re-election.

**Minutes**

The minutes for the June 16<sup>th</sup> and July 28, 2006 Regular Board of Directors meetings were distributed to the Board members prior to the meeting. A motion to approve the minutes in concept with grammatical edits to be forwarded to Doc was made by Hermon and seconded by Bishop. The motion passed unanimously.

**Architectural Committee**

The Architectural Committee recommended to the Board of Directors that Cantrell's request to replace windows, doors and change the front door color of Condominium #301/302 be approved, A motion was made by Holt and seconded by Hermon. The motion passed unanimously.

The Committee recommended that Hunter's request to paint their fence one of the two house colors be denied and that fences should be natural in color. A motion to deny the request topaint the fence to match the house colors was made by Bishop and seconded by Tucker. The motion passed 4 to 1.

The Architectural Committee recommends the request made by the Gerber's to make modifications to the stream behind their residence. A motion to approve their request was made by Hermon and seconded by Bishop. The motion passed unanimously.

As the values of the homes in the Ranch increase in value, vacant lots are being developed and others are going through major renovations it was recommended that we retain a local architect to assist the Architectural Committee with reviewing plans and make recommendations to the Committee and the Board of Directors. Local architect Warren Palmer has been contacted to review remodel and new construction applications for the Ranch at Roaring Fork. Timing and fees will be presented to the Board at the next meeting.

### **Coffman Property Exchange**

Coffman has been responsible for all surveying of the two parcels to be exchanged. To complete the process the Ranch must amend the Ranch's Common Recreational Reserve PUD. A motion to approve up to \$10,000 to perform the necessary survey and engineering documents for the County approval was made by Tucker and seconded by Fordyce. The motion passed unanimously.

### **Ranch Irrigation**

Doc is to work with Bishop and Vail to map the types of irrigation currently on the ranch and make conservation recommendations to the next Board meeting.

### **Tennis Courts**

We have written Aspen Equestrian Estates concerning the possibility of Ranch at Roaring Fork residents using their courts until the Ranch can determine the remedy of the courts here at the Ranch. Doc is to review the ranch covenants for amenities and privileges at the Ranch.

### **Fall Projects**

Staff is working with Bob O'Brien to complete the waterways work including trails and bridges.

A "T" post and wire fence will replace the old fencing at the south side of the pastures. Staff is to catalog the common area fencing and make recommendations to the Board at the next meeting.

A motion was made by Bishop to take the surplus top soil and spread it on the adjacent hay pasture and reroute the irrigation ditch at a cost not to exceed \$8,000. The motion was seconded by Hermon and passed unanimously.

### **Financial Review**

The August financials and review are in the board packet. The individual department status was explained noting where and why we were over or under budget. It was noted that the major variation was in legal and meeting expenses related to the challenge to the Waterways and Fishing Master Plan, irrigation and electrical problems.

Hermon will chair the research concerning accounting firms and Fordyce and O'Brien will assist with making recommendations to the Board.

### **Rules, Regulations & Senate Bills**

One of the considerations for the company to provide accounting services could include the enforcement of the Covenants, Rules and Regulations.

Hermon stated that Hindman & Sanchez's website has helps that will assist in the drafting of resolutions required by SB 89. A draft will be presented at the next Board meeting.

A motion was made by Tucker to authorize the association attorney to issue an opinion concerning the SB 100 & 89's requirements for audits, reviews and special meeting of the homeowners to approve the annual budgets. The motion was seconded by Bishop and the motion passed unanimously.

### **Domestic Water System Payment**

The Homeowners in 2004 and 2005 authorized the Board to upgrade our domestic water system and authorized the Board to temporarily borrow this money from the Bailey Funds until a plan for permanent financing is approved by the homeowners at a later date. We completed the project and the completed project cost is \$409,696.

Over the past months the Board of Directors evaluated several options for the permanent financing of this project. A resolution was made by Hermon to collect a special assessment of \$656 for the interest for the loan and principal from each homeowner in four payments, due in March, June, September and December 2007. The motion was seconded by Holt and passed unanimously.

An opinion from the Ranch attorney will be used in directing the Board concerning communicating and presenting this to the homeowners.

### **Shooting on the Ranch**

A committee of homeowners worked with the Board to make recommendations and possibly reopen shotgun shooting on the Ranch. After creating a management plan, consulting with the Ranch's insurance agent and legal council it was determined that the ban on shooting will remain in effect. A letter was been presented by Fordyce as to reasoning as well as a Basalt and Rifle option to shooting trap & skeet. Staff will immediately place signage to re-inform those going to the shooting areas that there is no recreational shooting on the Ranch.

### **Equestrian Facility**

Gerber noted that some of the horse owners have been discussing the possibility of an Equestrian proposal. There is no formal presentation at this time. The horse owners will be working on the details and a presentation will be coming to the Board.

### **Hydroelectric Investigation**

Hermon presented a report to be added to the minutes concerning his research concerning the potential to incorporate hydroelectric turbines in the Ranch water

system. It was determined that there is not enough drop or technology to warrant future development at this time.

### **Condominium Update**

Four units have received remedial repairs to the attic plumbing that froze last winter. There are four projects remaining this fall; Repairs to the condominium units that are most prone to freezing, replace the faulty thermostats, install season covers over the attic vents and identify and repair curb stops.

### **Noise Abatement**

There have been two meetings since the annual meeting to bring the homeowners interested up to speed on what has been done over the years concerning noise abatement along Highway 82. The committee will research options and make recommendations to the Board of Directors.

### **Long Range Planning**

It was noted that the last Wrangler had a questionnaire in it to stimulate dialogue and hopefully determine what the property owners of the Ranch believe are their priorities and concerns. At this time there had only been a few responses. Professional assistance may be required to craft a survey to draw the comments to the Board of Directors.

After discussion it was determined that the Long Term Planning process is the responsibility of the Board of Directors and that as a plan emerges it will be presented to the homeowners for additional thought and comment.

### **October Board Meeting Date**

No date has been set for the next Board of Directors meeting; there may be an organizational meeting prior to the Annual Meeting. It was asked that Directors review their schedules and get back to Doc on dates that will work.

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

Respectfully submitted,  
George Doxey  
Acting Secretary