

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

November 17, 2006

The Board of Directors meeting of the Ranch at Roaring Fork Homeowner's Association was held at 4:00 P.M. on November 17, 2006 at the main office of the Ranch. Mike Gerber served as Chairman via telephone. Other members present were Bob Holt, Polly Tucker, and DeeDee O'Brien. Mike Fordyce, John Hermon and Dan Bishop also participated via telephone. Ranch Manager George "Doc" Doxey was present and recorded the minutes. Ed Anderson was also present.

CPMG

Lynda Reifman joined the meeting by telephone to discuss details to the financial management agreement. After a brief discussion the term of the agreement was extended to one year and administrative costs as well as insurance questions were clarified. A motion to approve the changes was made by Fordyce and seconded by Tucker, the motion passed unanimously.

Minutes

The minutes for the October 17, 2006 Regular Board of Directors meeting were distributed to the Board members prior to the meeting. A motion to approve the minutes in concept with any other grammatical edits to be forwarded to Doc was made by Holt and seconded by O'Brien. The motion passed unanimously.

It was noted that the tennis amenity should be discussed in a Wrangler after the New Year as well as on the February meeting agenda.

A Tennis Committee could consist of O'Brien, Bishop and hopefully other interested owners will participate.

Domestic Water System Payment

Doc has meet with Independence Environmental and Water wise to investigate options to improve the water clarity and odor. It was reported that the domestic water provided to the homes in the Ranch at Roaring Fork meets the CDPH requirement and is tested twice a month.

Architectural Committee

A request was made but withdrawn prior to this meeting by a condominium owner to install a satellite dish on the building.

In anticipation of this sort of request in the future, Doc has been directed to investigate:

- The current agreement with Comcast
- Potential multi-condominium unit service with a single dish
- Possible mounting locations

Equestrian Amenity

A letter was presented to the Board of Directors from homeowners representing the Equestrian Amenity. The Board of Directors initially supports the research and development of a plan and financing proposal to be presented to the Board of Directors. The plan should be complete prior to the July annual Homeowners Meeting for a vote of the general membership.

Augmentation Plan

Mike Fordyce & Bob Holt meet with Paul Currier to review the progress on the plan. Mike noted that at first look it does not appear the Ranch will be required to purchase water from Rudi Reservoir. There are questions concerning other bodies of water within the Ranch that had not been considered such as the new waterway.

Currier should have a revised plan for the January meeting.

Condominium Update

Hermon reported that 12 units have received remedial repairs in the attics to date. Mike Bullock has completed the repairs at an average cost of \$2,000. We will continue to repair those units that had frozen in the past and then move on to the thermostat replacements that individual unit owners had requested.

2007 Budget Process

The proposed budget was distributed to the Board Members & CPMG prior to the Board of Directors meeting. Holt, O'Brien and Fordyce met with Doc prior to the meeting and reviewed 2006 projected FYE.

After discussion on individual departmental budgets and adjustments by Board members Holt made a motion that the budget reflect a \$11 increase in the monthly Homeowner Dues and a \$24 monthly increase in the combined Condominium Dues. The motion was seconded by Tucker. After additional discussion the motion passed unanimously.

Bishop and Doc will work with Tom Vail to implement the 2007 Golf budget and Operational plans.

The approved budget information is to be distributed in the next Wrangler by mail to all of the members.

Homeowner Issues

It was reported that there is trespassing and illegal fishing occurring after ranch staff has gone home. We have heard back from Garfield County Deputy Vernon Giles and DOW officer Kelly Woods. Both say that we are responsible for patrolling and enforcing the private property and no fishing regulations. Both will assist us if we apprehend or identify the violators.

We will need to document the time, date how they came on the ranch and how they are traveling? What kind of car, boat etc. We need to be prepared to sign a complaint as well as go to court if a citation is written.

If we can determine when these offenders are coming on the ranch and we can redistribute staff schedules to patrol the boundaries at those times.

January Board Meeting Date

No date has been set for the January Board of Directors meeting, it was requested that Directors review their schedules and get back to Doc on dates that will work.

Topics for the agenda will include:

- CPMG's Insurance Presentation
- Domestic Water project Financing
- Long Range Planning
 - Tennis
 - Sound Wall
 - Domestic Water

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

Respectfully submitted,
George Doxey
Acting Secretary