

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

November 29, 2007

The Board of Directors meeting of the Ranch at Roaring Fork Homeowner's Association was held at 4:00 P.M. on November 29, 2007 at the main office of the Ranch. Mike Gerber served as Chairman. Other members present were Bob Jacobson, DeeDee O'Brien, Brian Pettit, Chris Rowberry and John Hermon. Dan Bishop participated by telephone. Ranch Manager George "Doc" Doxey was present and recorded the minutes.

Homeowners Iva Horn, Pete Breitenstein and Richard Sierzant attended the meeting.

Minutes

The minutes for the October 24, 2007 Board of Directors meeting were distributed to the Board members prior to the meeting. After the revisions Rowberry made a motion to approve the minutes with grammatical edits. The motion was seconded by O'Brien and passed unanimously.

Action Item:

CPMG to provide additional firms that might provide the major maintenance reserve study

Homeowner Input

Breitenstein commented on the Bailey fund. The Board acknowledged his comments and stated that this would be one of the topics addressed in the professional homeowner's survey.

Horn recommended that the condominium cable contract be canceled and individual condominium owners are responsible for services and the funds be directed to the reserves.

Sierzant commented on the time table for projects and committees, aerial photo information as well as employee job descriptions.

2008 Budget

The proposed budgets have been distributed and recommendations have been made by the Board members. The Board packet these recommendations:

- **Common Operations**

Increased by \$17

\$4 for filling taxes & 2007 FYE Review or Audit

\$3 for water augmentation for pond evaporation

\$10 for monthly operational expenses

- **Common Reserves**

Increased by \$10 per month

- **Condominium Operations**

Increased \$0 per month

- **Condominium Reserves**

Increased \$10 per month and could be adjusted with results of M/M Study

- **Condominium Special Assessment**

\$6,700 to removal the pine tree at building #11

\$4,900 to fund the M/M reserve study (estimated 1/2 of \$9,800 total project)

\$4,400 for low voltage lighting for the exterior of the buildings

\$6,000 for chimney & dryer vent cleaning

\$14,000 for entry stairs painting

\$36,000 total = \$600 per owner

- **Golf Operations**

No Increase

- **Waste Water Treatment**

Increased \$2 per month for outside operator costs, sludge removal and testing

- **Equestrian**

Increased \$25 per month for boarding

Increased \$50 for winter hay costs

- **Fishing & Waterways**

No Increase

- **Capitol Expense**

The purchase of a snow plow attachment not to exceed \$5,120

After additional discussion Rowberry made a motion to approve the following budget increases, the motion was seconded by Jacobson and the motion passed unanimously.

- **Common Operations Major Maintenance Reserve Study up to \$4,900** (estimated 1/2 of \$9,800 total project)
- **Homeowner Survey by Common Operations Reserves up to \$3,500**

A motion was made by Hermon to authorize and fund the Reserve Study and Homeowners Survey was seconded by Jacobson, one abstained and the motion passed.

Action items:

- Wrangler articles due by 12/05 form Board members
- Establish job descriptions prior to the January Board meeting
- Evaluate the reserve funding after the M/M study is complete

2006 Audit Update

CPMG received the final Audit 11/28 and has sent it via mail to RRF. As anticipated, several deficiencies were identified by the auditors and are being addressed and remedied by the Ranch Manager, Board, and CPMG. It was apparent that there were issues with the previous accounting firm's procedures and the RRF internal control processes. These issues were discussed with Chris Coyle and Tom Weidner, and it was evident that several documents addressing the internal control processes were not requested by, or provided to, the auditors. . Weidner conveyed that the Ranch is unlike any other HOA his firm performs audits for and doubts CPMG offers financial management for any HOA similar to RRF.

Weidner stated it could cost \$20-\$25,000 to set up those internal control procedures and that additional staff would be needed to manage those daily activities. Weidner is sending additional information for the Board to evaluate whether an annual review or an annual audit is the correct tool to validate the accounting process.

Action Items

- Establish internal controls for cash operations
- Provide recommendations for 2008 Taxes, Review or Audit cost

Homeowner Committee Update

After discussion Jacobson recommended the following committee chair appointments, seconded by O'Brien and the motion passed unanimously.

Architectural Chair-	John Thorpe
Condominium-	John Hermon
Equestrian-	Catherine Gros & Bob Tucker
Fishing & Waterways-	To Be Determined
Golf & Tennis	Dan Bishop
Noise Abatement-	To Be Determined

Meetings will be scheduled and those interested in specific committees will be contacted. A separate homeowners meeting for the Fishing & Waterways and Noise Abatement committees will be held after the New Year. It was discussed that after a Ranch meeting an informational fishing meeting could be held in Denver.

Augmentation Plan

There has been no update in the past month; Currier and Caloia are working to finalize the application for the plan to be submitted in January to the Colorado Division of Water Resources.

Coffman Land Exchange

The Deeds have been completed and copies are with the attorneys for the Ranch and Rex Coffman for final approval. The property line running with the river, development deed restrictions and fishing easements are in place.

Next Board Meeting Date

No date was set for the next meeting regular Board meeting to be scheduled for January.

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

An Executive session was held to discuss legal issues and staff wages.

Respectfully submitted,
George Doxey
Acting Secretary