

**MINUTES OF THE BOARD OF DIRECTORS MEETING
THE RANCH AT ROARING FORK HOMEOWNERS ASSOCIATION**

January 27, 2006

The Board of Directors meeting of the Ranch at Roaring Fork Homeowners Association was held at 8:00 A.M. on January 27, 2006 at the main office of the Ranch. Tom Neel served as Chairman. Other members present were Bob Holt, Mike Fordyce, DeeDee O'Brien, John Hermon, and Mike Gerber by phone. General Manager George "Doc" Doxey was also present and recorded the minutes.

Minutes

The minutes of December 16, 2005 were reviewed. Revisions were made, a motion to approve the revised minutes was offered by Harmon seconded by Holt and was unanimously approved.

AM Antenna Project

Jim TerLouw of Maranatha Broadcasting made a presentation to the Board with pictures (in the Board packet) proposing an antenna located in the hayfield between the sewer plant and the highway. The Board was interested in the concept and requested Jim to research the impacts, regulations and legal issues including lease fees and terms of a contract that would affect the Ranch at Roaring Fork. The Board will be willing to hear a feasibility plan and the mitigating onsite impacts.

Financial Review

The December financial statement was presented in draft form. Doxey was directed to work with Ed Weiss to resolve the problems that restrict our ability to receive the financials in a timely manner. Weiss is working on the 2004 and 2005 FYE review of the association financials and they will be distributed at the next meeting.

Domestic Water Project

The project has been completed. Warren with SGM has advertised in the Glenwood Post for any outstanding claims against the project. S&A will receive final payment after February 8th.

Coffman Land Exchange

Larry Green has received the survey coordinates for the property to be exchanged. Some additional clarification of the property along with Sam Phelps' help platting the Common Recreational Preserve should have documents before the GARCO Commissioners very soon.

Senate Bill 100

Orten & Hindman, now Hindman Sanchez provided the Ranch at Roaring Fork with 7 Resolutions concerning Senate Bill 100. They were reviewed and a motion was made by Hermon to adopt the resolutions, seconded by O'Brien and passed unanimously. Tom Neel signed the resolutions certifying their adoption.

Bob Holt has offered to assist staff in understanding and implementing the SB100 resolutions.

Architectural Committee

0089 Ranch Creek Lane - The owners have requested the construction deposit be returned. There were several items such as the exposed chimney, construction equipment and landscaping questions. Staff was to work with the owners to get the items cleared up prior to the full deposit being refunded.

0210 Surrey Street – A potential buyer presented a request for immediate Architectural Committee approval as a condition of the purchase of the home. The Board of Directors believes that architectural changes will become more and more the “norm” in the valley. Gerber made a motion that the Board adopt a policy that would address architectural requests from a potential buyer as a condition of the sale.

- The seller would need to deliver an accepted Real Estate contract with architectural approval as a condition of the sale. The Seller must sign the application. Applicable fees will apply.
- The application will be processed as would any homeowner's architectural application in a reasonable amount of time.
- Drawing must be to scale and structural changes will require a licensed architect and structural approval.
- The request shall be subject to the entire Ranch at Roaring Fork Architectural Guidelines, applicable GARCO Building and Planning requirements.

The motion was seconded by O'Brien and passed unanimously.

Staff will work with homeowner to get all the necessary information and resubmit the application to the committee.

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Association Insurance Policies

There was an increase in the D&O premium and deductible. The total increase for all 2006 policies was \$612. Staff was directed to look for changes and exclusions to the policies,

Romanus Letter

Mike and Debbie wrote the Board concerning several topics including the RV lot fees, Rules & Regulations, Individual Owner Services and timely response to their

questions. The Board has read the letter and Doxey is to work with Holt to respond to their concerns.

Ballard Letter

Gwen sent a letter to the Board concerning the charges to homeowners for a portion of the repairs to the irrigation pump; Holt and Doxey are to respond to Gwen's letter.

Water Rights & Fishing Stream

Sherry Caloia is working on the amending the agreement between and RRF for ditch maintenance. She is also drafting an agreement with Bailey concerning his not selling his water rights and keeping the point of diversion at the RRF headgate.

Sherry also met with the Water Commissioner's office to discuss the taking of the full allotment of water rights through the Ranch at Roaring Fork system. Sherry received a positive indication that this was acceptable, as all pass through water that enters the headgate flows back into the Roaring Fork River.

The Executive Fishing Committee presented the 2006 Waterways and Fishing Master Plan to the Board of Directors, recommending its approval for submission to the homeowners for final approval. The recommendation included an increase in the 2006 fishing badge fees of \$100 per badge, a special assessment to all homeowners of \$10 per month for 8 years.

A motion was made by O'Brien to accept the recommendation of the Fishing Committee and approve the submission to the Homeowners for a vote on the plan as described in a background letter and ballot (exhibit A). Fordyce seconded the motion and the motion passed unanimously.

Next Board Meeting Date

No meeting date was set for March, all directors are to review their schedules and get back to Doc on dates that will work.

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

Respectfully submitted,
George Doxey
Acting Secretary