

DRAFT

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

March 10, 2006

The Board of Directors meeting of the Ranch at Roaring Fork Homeowners Association was held at 8:00 A.M. on March 10, 2006 at the main office of the Ranch. Tom Neel served as Chairman. Other members present were Bob Holt, DeeDee O'Brien, John Hermon, Mike Gerber and Dan Bishop by phone. Counsel Chris Coyle and General Manager George "Doc" Doxey were also present and recorded the minutes. Gwen Ballard, Jo & Ed Anderson, Debbie & Vanessa Romanus joined the meeting.

Minutes

The minutes of January 27, 2005 were reviewed. A motion to approve the minutes was offered by Gerber seconded by O'Brien and was unanimously approved.

Financial Review

The December FYE financial statement and 2004-2005 Accountant's Review were presented in the board packet. Ed Weiss' comments were listed on pages 37 – 38 in Review. There were no issues or concerns noted in the Review.

Architectural Committee

0089 Ranch Creek Lane – The items not completed to the new home has been completed and the landscaping and irrigation has been verified. The owner will receive their construction deposit when the work is completed.

Lot J-4 Ranch Creek- John Thorpe addressed the Board concerning the owner's preliminary drawing. It was recommended that the submission not be approved and the owner must remove all construction in the wetland and that the house must be built within the building envelope. It was noted that a complete set of drawings be submitted with the building application. The board agreed with the recommendation, Doc is to work with the owner.

0015 Stagecoach Circle- The Board of Directors accepted the Architectural Committee's recommendation to deny the approval of the attached shed application due to property line issues. The neighbors are to be informed of the application and the owner may make another application when they have the lot line issue resolved.

Skeet Range

Doc is working with Romanus, Zamansky and Garvik to revise the rules and regulations. BW Insurance is assisting with a waiver of liability. A presentation should be available at the next meeting.

Domestic Water Project

Gessle has been operating the system and regularly flushing hydrants to remove sediment. As use increases the need for flushing should be reduced.

Owner Input

It was asked if Elder lot owners have voting privileges. Per a settlement agreement between the Ranch at Roaring Fork and John Elder; owners of vacant property are exempt for paying dues until a building permit is issued by the County, They have full owner privileges as soon as the are dues paying and in good standings as all other RRF property owners.

It was asked that the meeting notice and agenda be emailed to all owners. Currently the notice is posted on the office door and agendas are available for those who request them as soon as they are available. Staff is working on a website and these items will be posted on it.

It was asked if the RV lot charges were due to a need for money. The charge for the RV lot is similar to the fishing and horse fees. Owners that use the amenities are paying for the benefits; which are reported by other owners to be below valley prices.

The Year end financial report was requested and they would be made available after the meeting.

When was the fishing badge increase approved; the increase was approved in the December budget process.

Condominium Committee

John Hermon is chairing this committee. A survey has been distributed to the condo owners. 14 units were affected by the freezing temperatures this winter. Holy Cross came to the units and inspected several unit with Hermon and staff. The committee will review survey, budget and procedures and make recommendations to the Board.

Next Board Meeting Date

No meeting date was set for April, 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 Hermon and unanimously approved.

Respectfully submitted,
George Doxey
Acting Secretary