



The “mini” Wrangler

September 20, 2006

September Board Meeting

Due to the busy fall schedules and Doc's vacation, the next Board of Directors meeting will be held on Friday September 29th at 7pm (yep, in the evening). An agenda has not yet been established, but when it is it will be posted at the office, the website <http://ranchatroaringfork.com> and in the next mini Wrangler if possible.

Condominium Update

John Hermon hermon3@msn.com and the Condominium Advisory Committee have been busy. After meeting with consultants, plumbers, etc we have a plan to address the freezing problems in the exposed water lines in the condominium attics.

A representative of Holy Cross Electric Association came out and performed an energy audit on several of the condominium units. It was determined that many of the original thermostats were off by as much as 10 degrees. Thus some ran to hot and some were not directing adequate heat in the units. Holy Cross will reimburse each owner up to \$50 when replacing two thermostats. We will be inventorying each of the condominium units and replacing all of the older units with digital thermostats that should provide greater accuracy, protection and cost savings. Each owner will be billed for the work performed after the credits have been applied.

We have begun remedial repairs to the hot water lines running through the attic areas. We will be moving from building to building and will attempt to notify owners of the schedule so you don't come to town and find repairs underway and possibly no water. Please let us know if you are planning to be here to minimize the adverse impacts.

Staff has begun to fabricate insulated covers for the external attic vents. These will be installed in the fall and removed in the spring. It is believed this should help eliminate the drafts blowing through the attics.

Waterways Project

Many ranch residents and property owners have commented “wow” concerning the pace that the new stream and waterways project is proceeding, and the professionalism and attention to safety provided by our contractors. We have heard that there has been a second batch of ducklings in the sewer pond area and we were concerned that the loss of habitat might force wildlife out of these area.

Thanks for your patience in working your way around the construction. We'll soon have several new bridges across the waterways. There will be one new trail between the existing Jaykees and new horse pasture streams.

Currently there is minimal flow of water running through the new streams to flush and seal the stream beds. Additional fine tuning of the waterways will occur as the waterways mature and establish plant and bug life.

Communications

In last month's mini Wrangler you were asked to participate with DeeDee O'Brien to generate a questionnaire to find out what you really think.

Here is what she has come up with. Please respond back to DeeDee with your comments, thought and suggestions, DeeDee can be reached at ammortgage1006@qwest.net.

Item	Yes	No	Priority 0 - 12
Entry Plan #7			
Entry Plan #8			
Tennis Court (replacement)			
Sewer Line (infiltration)			
Domestic Water (odor)			
Spring House (removal)			
Roads (resurfacing)			
Noise Abatement (Surrey St)			
Noise Abatement (Condos)			
Noise Abatement (Stagecoach Lane)			
Noise Abatement (All)			
Golf Course (Irrigation)			
Preference For Funding	Yes	No	Priority 0 - 8
Special Assessment			
Use Bailey Funds			
Sell an Asset			
Relay Station			
Gazebo Land			
Tennis Court Land			
Highway Pasture			
Should assessments be increased in order to start building funds for future capital items?			
If yes, what do you believe the increase should be per month?			

Golf Update

Tom Vail and his staff continue to do a great job of maintaining the course and running the shop. They are currently fertilizing the course and later this fall will be top dressing the greens and plan to begin reworking the traps. We all need to remember to get out there and play before the season ends!

Many thanks to all the owners that lend a helping hand and a special thanks goes out to Jan Kosglow, Jan has contributed countless hours and adopted the gardens at the golf shop, entrance and in the condominium areas. Again thanks to all the volunteers that support the Ranch and its staff.

Web Site

We continue to improve the web site. We know it will be an asset to the owners, potential owners and the staff. We are placing the routinely requested documents on the web. We also have a want ad section where you can rent a condo or buy fishing rods. I know there are many other uses and we'll keep adding past Wrangles as well as meeting notices and other helpful information.

Often you are looking for a local phone number, attached is the Hot List that we use for Carpet Cleaning to Utility Services. We hope this will help in caring for your place. This information will also be available on the web site <http://ranchatroaringfork.com>.

Noise Abatement

The Noise Abatement Barrier Committee met on August 4. Polly Tucker presented a summary of the steps taken by the Board to try to construct a noise barrier as well as the various complications and obstacles encountered during the past 4 years. Detailed information contained in binders in the office, including engineering plans, costs, CDOT correspondence, utility issues, right-of-ways, etc. were reviewed. Several options for noise mitigation including landscaping, speed reduction on Highway 82 and rubberized asphalt were discussed. Various committee members agreed to research these ideas in detail and bring options to the next meeting. A meeting of the NAB Committee has been scheduled for 12:30 pm September 24 at the Gazebo. Please feel free to share any ideas you have with the Committee, members are: Ruth Hopfenbeck, John & Joanie Colton, Tim Horn, Meade Money, Jerry Katz, Polly Tucker (Board Member), Jo Anne Anderson (Chairman). elajea@bigplanet.com

In Closing

We still have copies of the packet and 1972 Ranch At Roaring Fork prospective that was distributed at the July 29th Annual Meeting. If you would like a copy please stop by the office or we can send you a copy. The information should be informative and interesting as we consider where the Ranch has come from and how we move into the future.

I would like to thank Rick, Tom, Nancy, Lark, Brendel, Preston and Kevin for all the hard work that they put into the Ranch. I hope you feel the same way!

Have a great fall,

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