



# The “mini” Wrangler

December 7, 2006

## Manager's Report

Once again we see one year end and another just around the corner. We want to thank the many homeowners that have donated their own time and resources to serve on flower bed details, horse committees, trails, fishing, golf, condominium and especially the board of directors.

The staff has changed considerably with the transient nature of the valley and now with the boom in building and the energy exploration down valley. We are daily faced with new employees; training, retraining and when we get somebody trained we end up training someone new.

It is our (the staff) goal to treat this place as it is as special as you would. Sometimes we will make mistakes but we are really trying hard to maintain this place and protect your investment and home.

The main focus of the staff this fall and early winter has been preparation for winter and all it has in store for the Ranch. Rick has worked to tune up and keep the equipment running and ready. He has been busy keeping the waterways open of ice as well as maintaining ranch access. The Waterways project has stopped for the winter and as weather permits some clean up and road maintenance will be attempted.

The first good winter snowfall came with the sub-zero freezing temperatures. This challenged our equipment, new staff and some homeowners. The comments from the owners will be used to train and re-train our staff. We have installed snow markers to better define roadways and we are working with the Post Office and Fire Department to insure access to hydrants and mail boxes. We thank you for your comments and encouragement as well as patience. We will strive to do the very best job possible.

With input from the Condominium Advisory Committee the Board had authorized us to perform remedial repairs and winter preventive measures for the condominium units. Mike Bullock has repaired, insulated and re-run the attic plumbing in 17 condominium units. Ranch hands have installed insulated covers on all of the condominium exterior attic vents, removed exterior condominium hoses, shut off the faucets and installed insulated covers on them. Lark has turned up the condominium unit thermostats, opened cabinet doors on exterior walls and closed chimney dampeners. We have checked the units twice since the weather has dropped below 0 degrees and we have not had any frozen pipes (yet)! We have found one unit where the living /dinning room heat was not operating and another unit that all of the power was off at the main breaker.

Many of you see the horses and appreciate the diversity the Ranch has to offer. Special thanks goes out to Rick, Bill, Franklin, Heidi Steele and Alpine Animal Hospital! On Wednesday November 22, we almost lost a horse...; While Franklin was feeding the herd he found a horse down. He and Rick immediately stood the horse and began walking it until we could get a vet here (the day before thanksgiving). Four very long hours later and after Franklin was kicked in a very sensitive place and many, many circles walked with a horse that wanted to quit the horse was loaded in a trailer and taken to Alpine Animal Hospital. The end of the story is that Sha-ha is still with us and the entire Ranch staff, Franklin & Heidi did a fabulous job of saving a horse and a horse owner's heart.

# 2006 Financial Recap, 2007 Budget and Assessments

## Common Operations

Common Operations in 2006 will exceed our budget by almost \$25,000. Unseasonable sub-zero temperatures in December '05 and January '06 caused extensive ice problems at the headgate and streams throughout the Ranch. Staff needed assistance from Sierra Excavating and we broke our backhoe and rented another. This resulted in unbudgeted expenses. General operational expenses in 2006 were \$18,000 over budget in Legal, Accounting \$2,500, Taxes \$3,750, Equipment Repair/replacement \$5,500) and equipment repairs and tools (\$5600). These were partially offset by lower-than-budget spending in administrative labor and numerous other areas.

The budget for next year has been thoroughly scrutinized. And because of the rising costs for goods and services, such as attorney's fees, energy, equipment repairs, etc. The Common Operating dues will be increased \$12 per month.

## Golf Operations

Revenue was up this year in the golf shop and Tom Vail has trimmed expenses. The surplus revenue will be directed back into the course maintenance and irrigation system. There will be no increase in the homeowners' dues for the golf operation.

## Condo Operations

Condominium Operations in 2006 will exceed our budget and revenues by \$5,000. The main areas we experienced expenses over the budgeted amounts were in utilities, legal fees and the impacts from the hard winter freezes we endured last winter.

The Condominium Advisory Committee has been very instrumental in the direction the condominiums have moved in. In preparation for the winter we have implemented several measures to protect the units and your personal property.

- Identified all condominium curb stops
- Installed insulated attic vent covers on all building
- Removed hoses, shut off exterior faucet and installed insulated covers
- Closed fireplace dampeners in vacant units
- Maintain established routine unit inspections
- Remedial repairs have been completed in the attics of 19 unit and repairs are continuing

It was noted above in Common Operations that the expenses such as utilities, legal fees specific to the condominiums and the costs of services, the 2007 Condominiums Operational dues will increase \$13 per month. This is in addition to the increase of \$12 per month for 2007 Common Operations.

## Waste Water Treatment Plant

The WWTP has operated this year well the acceptable CDPH standards. There have been some routine pump and equipment needs but the system has operated at budget. A mixer, flow valve and tank repairs are planned for the springs but there are no ingresses are projected for the 2007 season.

## Fishing Operations

For 2007 there are NO increases in the fishing badge fees. The additional maintenance needs created with the new waterways will be funded by the existing fee structure.

## Equestrian Operations

New fencing was installed splitting the south pasture last summer. New fencing with an excellent watering location replaced the old and failing fence line that ran along the new stream alignment. We have begun the twice a day feeding of the combined herd and all appears to be operating well. There will be an increase in the Owners fees from \$75 to \$100 per month and for non-owners the fees will increase from \$94 to \$200 per month. The winter feed will be at cost and this year Franklin estimates the cost to be \$350 per horse.

## RV Lot Fees

Last year the Board of Directors implemented the policy that Property owners pay an annual fee for the privilege of storing their vehicles, trailers and recreational items in the lot. Many of the non-functioning items have been removed providing spaces for others. The Board approved the following parking fees:

Owner charges (proof of ownership required)	
1 <sup>st</sup> space	\$120 per year
2 <sup>nd</sup> vehicle in same space	n/c
2 <sup>nd</sup> space	\$120 per year
Owner Guest (tenant) charges	
1 <sup>st</sup> space	\$250 per year
2 <sup>nd</sup> vehicle in same space	\$150 per year

Income from this additional revenue source will be recognized in the Common Operating department, reducing the amount of increase required to balance the budget.

## Conclusion

For 2007 we have increased funding for staff to provide the level of maintenance of our aging infrastructure, especially in the condos, that residents have come to demand. We have created a budget that addresses the increased cost of doing business in this valley. It is the goal of the Board of Directors to provide the needed man-power to care for the aging property. We are attempting to provide competitive wages and benefits for this valley that will permit us to maintain staff.

As a result of the above, monthly assessments can be summarized as follows:

	2005	2006	2007	Change
Common Dues	\$137	\$137	\$149	\$12
Common Reserves	\$40	\$40	\$40	\$0
Golf Operations	\$0	\$18	\$17	-\$1
Total Common Increase	\$177	\$195	\$206	\$11
Waterway Assessment	\$0	\$10	\$10	\$0
WWTP	\$42	\$35	\$35	\$0
Condominiums Dues	\$155	\$185	\$198	\$13
Condominium Reserves	\$20	\$20	\$20	\$0
Total Condominium Increase	\$175	\$195	\$218	\$13
<b>Total Combined Homeowner Fees</b>	<b>\$219</b>	<b>\$240</b>	<b>\$251</b>	<b>\$11</b>
<b>Total Combined Condominium Owner Fees</b>	<b>\$394</b>	<b>\$445</b>	<b>\$469</b>	<b>\$24</b>

Horse Fee Per Horse				
Owners	\$75	\$75	\$100	\$25
Non-Owners	\$94	\$94	\$200	\$104
Winter Hay	\$225	\$225	\$350	\$125
Fishing Badges				
Owner #1	\$100	\$200	\$200	\$0
Owner #2	\$100	\$200	\$200	\$0
Owner Guest#1	\$500	\$600	\$600	\$0
Owner Guest #2	\$1000	\$1100	\$1100	\$0

The detailed 2007 budget will be available on the Ranch at Roaring Fork website or final 2006 financial report and the in the office in late January if anyone would like to pick up copies.

## **Financial Management Services- DeeDee O'Brien**

Following an interview process, Colorado Property Management Group (CPMG) has been engaged by the Association's Board of Directors to provide financial management services effective Jan. 1, 2007.

These services will complement the responsibilities of Doc in the management of the Association.

Full service financial management includes monthly financial statements prepared by CPMG's Chief Financial Officer Jim Williamson, receipt of and posting homeowner Association fees to the homeowner ledgers, implementation of collection policy for delinquent fees, preparing the Association's bills for payment, payroll for Association's employees, preparation of required payroll tax forms and investment recommendations for the Association's reserve funds.

Ranch owners will receive a welcome letter from CPMG along with the 2007 coupon books in mid-December.

CPMG President Lynda Reifman will be responsible for the Association's continued compliance with Colorado Common Ownership Act including the 2005 Senate Bill 100 and the 2006 Senate Bill 89.

CPMG establishes and maintains a resource website for each of its 50 community associations. Monthly updates o the website includes minutes and financial statements. Established websites may be viewed at [www.withCPMG.com](http://www.withCPMG.com) and follow the link to one of the CPMG-managed communities. The Ranch's website will be available by January 2007.

At the Board's direction, CPMG will review the Association's insurance policies, assist in budget preparation and obtain information regarding preparation of reserve analysis as a component of the Association's long-term planning.

Lynda and Jim will be available at the Board's request to participate in Board meetings via telephone. Both CPMG co-owners are looking forward to attending the Ranch's Annual meeting in July and meeting residents.

## **Beauty IS In the Eye of the Beholder- Anne Worley**

It sometimes shocks me when an obvious truth is proven to be true. Last month, my family and friends were marveling over the beauty of Colorow Pond. At that moment the trees were drenched in yellows, rusts and lingering greens. Ducks were squawking and the sky was blue... it was ideal. Until, we started discussing the brown slimy undergrowth that inhabited the pond, not to mention the green speckled grossness on the top of the pond that appeared to be expanding as we talked. I decided that I wasn't

going to just sit by and let the waving brown stalks take over our pond. I called my good friend John Riger who runs the Crystal River Fish Hatchery in Carbondale.

He was the one who taught me how to take water samples and read the results. For years we worked on a wonderful program that educated our local school children about how important balanced ecosystems and healthy water were to trout habitat. John would be able to tell me what to do about the brown stalks of invading seaweed. John soon appeared in his official Division of Wildlife truck and uniform and he was carrying the truth-filled water quality test kit.

I felt a sense of relief. He told me, and the now gathering crowd, that everything looked just about perfect to him. But I insisted that he put his test tubes deep into the ooze and see what SCIENCE had to say. Turns out that the gently waving brown plants are actually the main food source for the ducks and geese that winter here and a true life-saver for the numerous other water fowl that use our pond to stop and rest as they migrate. If we were to pull up just a few of those mats of food we would find thousands of invertebrate and microorganisms that can only grow in the shelter of those plants.

John added that all forms of seaweed were important for putting oxygen into the water, and he proved it with his water quality test kit. Turns out that we could NOT get more oxygen into our water... thus we didn't need to waste money on an aerator. He commented that it was hard for man to improve on Mother Nature. John was on a roll now as he explained that all of the small shrimpy creatures were the favorite food of trout and that the protective stalks were a fine home for rainbow trout that couldn't compete with the stronger brown trout. He said that if we somehow got rid of the essential brown plants, as they unfortunately do in some less-informed communities, that it would lead immediately to less birds and ducks and eventually to less healthy fish.

Besides, he continued to explain; by spring most of those nutritious underwater plants would be gone because the ducks, geese and birds would eat them up over the long and cold winter. He kept talking about the delicate balance that nature had worked out to encourage life, but I was lost watching a green-headed mallard munching on a healthy diet of superfood. I was truly happy that I could at last behold the underwater beauty before my eyes.

**Everyone here wants to say have a great winter and Holiday season. Remember to watch the Ranch website for meeting notices, minutes as well as the want-ad section at [www.ranchatroringfork.com](http://www.ranchatroringfork.com).**

*Rick Carsten*

*Kevin Hartman*

*Lark Doxey*

*Bill Williams*

*Tom & Nancy Vail (retired for the winter)*

*§*

*Doc*