

Ranch at Roaring Fork Condo Advisory Committee Minutes

January 15, 2025

Attendees: Jason Fitzhugh (Chair), Bob Hurley (Secretary), Jon Thomas,
Dan Colton, David Carrera, Betsy Glenn, Anne Pirzadeh (Board Liaison)

Meeting Start: 9:32 a.m.
Meeting End: 11:16 a.m.

Next Meeting: February 19, 2025
9:30 a.m.

Minutes:

1. The November 26, 2024 Minutes were formally approved by email.

Old Business:

1. Anne summarized the events at the Ranch involving the firing of Gray and Melinda Bower. Anne noted that one of the key issues for the Bowers being fired was their failure to deal with a number of state violations for our wastewater plant. The Ranch Board is starting the process to find a new management team for day to day operations. In the meantime, a temporary bookkeeper has been hired.
2. Jason and Anne reported on the new timeline for the new Declarations. The most current draft will be submitted to the membership at the end of January 2025. This will be followed with a 90 day approval period.
3. Jason and Jon reported on the current status of the Electric Vehicle project. In summary, Chance Larsen (Pinnacle Electric) is prepared to move forward with his bid of \$52,584. Jason and Jon obtained a second bid from another recognized contractor that quoted an installation (\$52,000) PLUS pedestals (\$68,000) for a total of \$120k. Clearly, the CAC wants to pursue the Pinnacle bid due to his competitive pricing, local presence, and deep experience with installing chargers in our valley.
UPDATE As for Grant Monies...Shortly after the January CAC call last Wednesday Jon and Jason learned that after Charge Ahead "graded and scored" the Ranch's grant application the anticipated \$27,000 grant for 3 pedestals 6 plugs has been reduced to \$18,000 (2 pedestals 4 plugs). Unfortunately, most of the installation costs are associated with the hardscaping aspects of this project. Jon and Jason have asked for and been granted a call with Charge Ahead this Tuesday at which time we will attempt to appeal their decision. With an uncertain outcome ahead we have also asked Chance with Pinnacle to provide an additional quote for the 2 pedestal 4 plug configuration as well...All that said, after talking with Chance we may still want to proceed with 3 pedestals because of

significant costs/rework required if we ever want to upgrade 2 pedestals to 3 pedestals at some future date.. Good news is we are still expecting a \$12,000 grant from Holy Cross Electric. So, at present this leaves the Ranch with a cost at \$22k for 3 pedestals without a successful appeal or reduction to a smaller platform. The Committee also discussed potential funding options ranging from the CAC using the Condos' Reserve Funds to sharing costs on a prorated basis with the full membership of the Ranch. Jon also shared that Holy Cross is prepared to pick up as much as \$20,000 of "behind the scenes" costs previously estimated by Holy Cross at \$8,500. Jon and Jason were having a follow up call with Stefan at Holy Cross and will be forwarding information to CAC members in the coming weeks.

4. Jason sent out information regarding a pending 2025 contract with Justin Barmore and Daly Property Services for landscaping services. The bid listed building by building work totaling \$37,975.00. Jason asked the Committee for input. The Committee believes that it was important to get this done to wrap up the renovation project. Bob suggested that the project be reviewed for some possible savings, but that the project is paid out of the Condos' Operating Fund first and any remaining balance taken from the Condos' Reserve Fund next. Jason indicated that there is some additional work that may need to be added to the contract, but will follow up with the Committee at the next meeting.
5. The Committee believed the last newsletter was a success. Jason charged the members of the CAC to submit ideas for the next newsletter.
6. Roundtable topics were reviewed. Betsy provided the most current copy of the Guidelines and Procedures for the Ranch dated July 25, 2022. This is in response to a question regarding bicycles and how many are allowed. This topic was reviewed in previous CAC meetings under the heading of off-sight storage units, perhaps at the maintenance shed location. Betsy suggested that the Guidelines be kept in mind while approving the Declaration draft at the end of January. Dan indicated that if issues are not included in the CC & R's, then enforcement would not be technically possible. The Committee believed that guidelines should be covered as an ongoing topic in upcoming newsletters.