

Ranch at Roaring Fork Condo Advisory Committee Minutes

February 19, 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: 10:36 a.m.

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

Minutes:

1. The January 15, 2025 Minutes were formally approved by email.

Old Business:

1. Jason reported that the Board is interviewing management companies for a new manager.
2. Jason also reported that the St. Finnebar lawsuit has been settled.
3. Jason also reported that one of the reasons that Gray Bower was let go was that he wasn't being forthright with the Board in taking care of various issues related to the Ranch's waste water systems. A consultant has been hired (Roaring Fork Engineering). One example is that a number of Ranch fire hydrants were found to be inoperative. Board member Bill Neveu will be in charge of the water issues.
4. Jason and Anne reported that a "Ranch" assessment is forthcoming. It is estimated to be \$3,000. The assessment will be used for asphalt repair and various deferred maintenance projects.
5. Anne confirmed that Roaring Fork Engineers will be involved with the water project and that SGM Engineering would be responsible for the asphalt project. She also confirmed that St. Finnebar suit was settled and property lines have been confirmed. As a result of the suit, Anne opined that the property lines and the land use code have been strengthened.
6. 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. Jon reported that there are two rebates from Colorado Energy and Holy Cross that the Ranch will receive, totaling \$30,000. Holy Cross Electric is likely to provide another \$20,000 in behind the meter support. Chance Larsen will be working with the Ranch to review cost estimates if there is a reduction of pedestals from 3 to 2. Jon suggested that we may still move forward with 3 pedestals, but that will ultimately be decided by Chance's revised cost projections.

7. Jason confirmed that phase 2 of the Condo Landscaping plan will move forward as previously presented in the January meeting. Phase 2 will improve the sides of another 7 to 8 condo buildings. He also plans to review Gutter Guards and some various flatwork.
8. Roundtable discussion was opened for discussion and the Committee agreed that the Board and Chip in particular, were performing at an exceptional level. The CAC members passed on any additional input.