

Ranch at Roaring Fork Condo Advisory Committee Minutes

March 21, 2025

Attendees: Jason Fitzhugh (Chair), Bob Hurley (Secretary), Dan Colton, David Carrera, Betsy Glenn

Absent: Jon Thomas; Anne Pirzadeh (Board Liaison)

Meeting Start: 9:02 a.m.

Meeting End: 10:20 a.m.

Next Meeting: April 25, 2025
9:30 a.m.

Minutes:

1. The February 19, 2025 Minutes were formally approved.

Old Business:

1. Jason and Bob explained that the approval of minutes will return to a more standard Roberts Rules of Order format henceforth. A number of years ago, the CAC began approving minutes immediately following a meeting by email among the members in order to have the Committee's business recorded as currently as possible for the benefit of the Board and its monthly meeting. At the time, the CAC was deeply involved with the new loan process and the renovation project of the condos, so urgency was required. Bob explained that starting with this meeting, he will provide a draft of the minutes to the Committee asking for any changes. Once changes have been made, the minutes will be forwarded to Committee members and approval will occur at the following CAC meeting.
2. Jason reported on the Ranch board meeting. A continuation of water issues and the Ranch manager search were highlighted. Adrian from High Country Utility will be responsible for the treatment plant. Jason shared that the Board is extremely busy right now and that Chip Gerber and Anne Pirzadeh putting yeoman efforts to keep the Ranch functioning. Jason reiterated that a consultant has been hired (Roaring Fork Engineering) to advise the Ranch about the fire hydrants and other water issues.
3. Jason 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. We are waiting for a certification document from Colorado Energy. We are required to have 100% of the homework performed in order to move forward to the next step. Jason and Jon have

- been working with a software company regarding programming codes, access, the use of Apple Pay and everyday issues regarding the use of the EV plugs. Holy Cross Electric indicated that the electric company may need to shut down the EV units at times between 4:00-9:00 p.m. for load management. Jon and Jason will be investigating further the details of such and shut down and options to avoid such down time.
4. Jason indicated that Justin (Daly Property Services) will begin demolition on March 26th and will spend 3 to 5 days preparing the sides of the buildings. A 4 foot garden bed will be the standard instead of the previous 3 foot garden bed reported earlier. Standard preparation will include weed guard and mulch around plant materials. The actual plants will be planted in mid-May. The water irrigation system will be activated soon. Jason will send out a notice to the Condo community regarding these issues. Dan gave a quick report that times are changing and that communities such as the Ranch will be under Federal Guidelines on Landscaping (Firewise) and will have to insure adequate reserves. This will be critical due to the involvement of Freddy and Fannie Mac in the mortgage market. Setbacks of 100 to 200 feet may be required by insurance companies for coverage.
 5. Roundtable discussion was postponed until the next meeting. Bob asked that three items be put on next month's agenda as official business. The first was the status of the Ranch bylaws. The second would include a discussion of the recent \$3,000 Ranch assessment, and finally the third would be formalizing and wrapping up the CC & R's, making a list of current violations and a process for getting them cured.