

Ranch at Roaring Fork Condo Advisory Committee Minutes

April 25, 2025

Attendees: Jason Fitzhugh (Chair), Bob Hurley (Secretary), Dan Colton, David Carrera, Jon Thomas, Chip Gerber (Ranch Board President)

Absent: Betsy Glenn, Anne Pirzadeh (Board Liaison)

Meeting Start: 9:32 a.m.

Meeting End: 11:02 a.m.

Next Meeting: May 29, 2025
9:30 a.m.

Minutes:

1. The March 21, 2025 Minutes were formally approved.

Old Business:

1. Chip reviewed the reorganization of the Ranch office operations. The Board is close to finalizing arrangements for Ranch management. Chip reported that details are not final but the Board is getting close. The leading candidate for day to day work with the CCR's, infrastructure issues and miscellaneous daily items is Rick Stevens, who has a lot of experience in the Valley. Maggie McHugh with Roaring Fork Engineers will be the point guard on water issues. Adrian Aquilar with High Country Utility will be responsible for waste water issues. Steve Dahlmer is an independent consultant that will overlook waterways and ponds. A local property management company will be selected to handle financial matters and other miscellaneous business. Chip foresees Rick overseeing Adrian and Maggie who will be responsible for domestic and waste water issues. Bob Obrien(another independent consultant for maintenance and improvement of our waterways) and Steve Dahlmer will handle the Condo pond cleanup project starting May 6th. Chip also reported on the state of our wells, with 1 working and 2 not working. This is being addressed. He also reported that the wastewater plant is now 100% operational. Fire hydrants, valves and operational issues with domestic water are being handled immediately. The Board will be looking at plans for a backup plant for the future. A future project that is being addressed as financial and time permits is the asphalt replacement, especially around building 5.
2. John reported on the Ranch EV project. The contract with Colorado Energy should be signed soon. Then, we are scheduled to receive our grant to proceed. To repeat previous meeting information, Chance

Larsen(Pinnacle Electric) will be our contractor to install the chargers at the tennis court. It should take him 7-10 days to install. The cost after the Holy Cross and Colorado Energy grant contributions, per the February Ranch Board vote, will be covered by Ranch Capital funds. Jason and Chip will be having a conference call with Colorado Energy following this CAC meeting.

3. Jason summarized the landscaping project. Plants are coming the 2nd week of May. 1st fertilization will occur next week, with another in midsummer and the last one in October. Chad from River Valley Ranch will be reviewing the control and timing of the water zones. Questions regarding catching clippings were discussed.
4. Jason addressed roundtable issues from the previous meeting. The first was the status of the Ranch bylaws. Anne reported to Jason separately that the Decs are temporarily on the back burner, awaiting additional information from the lawyers. A vote should occur late spring, early summer. The second would include a discussion of the recent \$3,000 Ranch assessment. For members of the CAC, Bob explained that the assessment was a "Ranch" assessment, not a "Condo." Finally the third item would be formalizing and wrapping up the CC & R's, making a list of current violations and a process for getting them cured. This will be tabled until the new DEC's are approved.