

**Ranch at Roaring Fork
Condo Advisory Committee
Minutes
May 29, 2025**

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

Absent: Jason Fitzhugh (Chair),

Meeting Start: 9:32 a.m.

Meeting End: 11:00 a.m.

Next Meeting: June 26, 2025
9:30 a.m.

Minutes:

1. The April 25, 2025 Minutes were formally approved unanimously, once Dan Colton joined the meeting.

Old Business:

1. Anne chaired the meeting in Jason's absence. As a Ranch board member, she was able to report on Ranch business. She reported that the new bylaws have been temporarily postponed due to the change in Ranch management systems and an overload of special projects. She anticipates that ratification will be addressed again later in the summer.
2. Anne reported that 3 people are leaving the Board: Mitch Hoffman, Bill Neveu and Chip Gerber. She asked that we put forward possible candidates, especially from the Condo parcel. Later in the meeting, Dan Colton said that he is interested in running and will put forth the paperwork to throw his name into the mix. Anne was uncertain whether Bill Neveu and Chip Gerber would run again for the Board, but suggested that it was a possibility.
3. Anne reported that the Board has made an administrative change, requiring any vendor at the Ranch must have an appropriate contract with the Ranch. She also reported that Maggie McHugh with Roaring Fork Engineers has suggested acid washing the Ranch wells, especially the 2nd well. Adrian Aquilar from High Country Utility has been able to repair some of the hydrants instead of replacement. Anne indicated that there was not an update for the Condo pond cleanup.
4. Anne briefly addressed the previous CAC meeting's roundtable issue regarding compliance with the existing CCR's. The CAC will probably want to put this issue on a future CAC agenda. Betsy wanted to address commercial vehicles and Dave wanted to discuss whether using hanging resident tags for automobiles.

5. Chance has received a deposit to start the EV project. The form "Load Document" is underway and drawings of the project are being put together. When the Ranch completes the new road asphalt, the EV construction scars will be cleaned up. The timeline at this point depends a lot on Holy Cross, then the Ranch work will get completed, and Chance will wrap up the project with an anticipated completion date later in the summer. On the subject of road asphalt work, Dan asked whether anything would be done to the speed bumps throughout the Condo parcel.
6. Anne and Dave reported that Daly is bagging grass now, especially since they are able to leave the lawn equipment at the Ranch. It appears that they are doing a great job.
7. It is property tax challenge time with a deadline date of June 9th. Various sales were reviewed with the most recent closing at \$950,000. Dan volunteered to send out comparables if anyone wanted to protest.
8. Anne reminded the CAC to look at future project expenditures especially those involving carport concrete, gutter guards and staircase replacement on last 2 buildings. Also the Committee discussed window washing, and siding cleaning. Dan indicated that if dirt isn't removed, it will permanently damage windows and siding. Question of whether Ranch hands could perform this activity since outside firms are very expensive. The CAC members suggested that this become an agenda item for our June meeting.