

**Ranch at Roaring Fork
Condo Advisory Committee
Minutes
June 26, 2025**

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

Absent: Anne Pirzadeh (Board Liason)

Meeting Start: 9:32 a.m.

Meeting End: 11:00 a.m.

Next Meeting: August 27 or 28, 2025
9:30 a.m.

Minutes:

1. The May 29, 2025 Minutes were formally approved unanimously.

Old Business:

1. Jason updated the Committee regarding the Board's work with a new management company: Integrated Mountain Services. Jason reiterated that Independent Contractor Rick Stevens will oversee CRR's and the supervision of Gus and Lupe. A full report will be given by the Board at the upcoming Annual Meeting on July 19th.
2. Dan Colton updated the Committee that he has rescinded his application for an upcoming Board seat due to his current personal schedule becoming more complicated. Jason reminded everyone that 3 seats are up for renewal, with Chip Gerber, Bill Neveu and Mitch Kaufmann terms coming to an end. Chip and Bill are going to run again for 2 of the 3 seats.
3. Jason reported that well #2 has been approved by the Board for an acid wash and rehab. This will give the Ranch a backup when the main well needs maintenance.
4. The Condo Landscaping has been completed through Phase 2. By all accounts, the project has gone smoothly and looks great. All the turf and bed irrigation heads have been inspection and repaired as needed. Jason has met with the golf course management (Chad) to confirm all the condo water zones and watering times.
5. Pinnacle has all the parts necessary for the EV project and is awaiting the power pole to be installed, at which time Pinnacle will complete the installation. As a **POST NOTE**, Holy Cross Electric has completed the pole installation near the tennis courts and Pinnacle has indicated they will install sometime in the next 1-3 weeks, with a tighter install schedule being provided the week of July 20th.

6. During the roundtable, a number of issues were discussed. Dave brought up the idea of having car identification cards issued, especially with the number of visitors who are on the property. The Committee in general wondered how the new management team will work on everyday issues. Bob asked that the Committee members come up with at least five questions/topics of everyday activities with the idea of who do we call when these issues come up. Bob volunteered to assemble these questions in order to present them to Chip for answers regarding who to contact. Also Bob reminded Jason that the CAC has historically not met in July due to the Ranch Annual Meeting. So the next meeting will be August.