

**Ranch at Roaring Fork
Condo Advisory Committee
Minutes
August 27, 2025**

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

Absent: Jon Thomas

Meeting Start: 9:30 a.m.

Meeting End: 11:03 a.m.

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

Minutes:

1. The June 26, 2025 Minutes were formally approved.

Old Business:

1. Jason further updated the Committee regarding the Board's work with a new management company, Integrated Mountain Services. Anne was on the call as well and together they summarized how IMS will be working with the Ranch. Tentatively, IMS will be in full operation by October 1st. Chip Gerber sent out an informational memo re: IMS with phone numbers and contacts. Jason suggested that Chip resend the memo to the community. Anne said that IMS will be on the property every week and the office hours are posted at the gazebo.
2. Jason and Anne reported that Rick Stevens has begun as a part-time employee, working 20 hours per week. He will oversee CRR's and the supervision of Gus and Lupe. Rick will not be responsible for water systems and the water projects, or the golf course operations. Rick has begun to familiarize himself with the operational and maintenance manual for the Ranch and Condo parcels. IMS will be responsible for the maintenance and financial components of the Ranch.
3. Jason reported that the acid wash didn't take on the old well and that the Engineer is looking for a suitable site for a new well. Jason also reported that the waste water system is now working to specs. The hydrants got flushed again this summer and most of the residents are reporting better tap water.
4. Jason indicated that the turf and landscaping phase 1 and 2 has been completed and everything is growing well. Jason has begun to work on phase 3 which will include the sides of a few buildings and other miscellaneous areas. Mowing will continue until October 15th.

5. The Electric Vehicle Project has been completed and the units became operational on August 19th. All that remains is to receive reimbursements from Colorado Energy (\$18,000) and Holy Cross Electric (\$12,000).
6. Dave brought up the Community Security (better name?) topic again. This seems to be a bigger issue than just the Condos. Anne indicated that board member Bill Neveu has ordered tags/stickers for community residents' automobiles and are awaiting their return from the printers. Policy for the use of these tags has been turned over to Rick Stevens. Anne said that if there are trespassing problems and the like, call the Garfield County Sheriff. The CAC would like contact information to be sent out to the Community along with perhaps a memo regarding when to use the information. Dan Colton suggested that the Ranch ought to create more signage regarding regulations and the signage should be spread throughout the property. The concept of an "Ad Hoc" committee for the Board regarding security issues was floated, with Dave and Dan volunteering to assist. Bob suggested that MJ Mastilir (chairman of the Fishing Committee) should be contacted to coordinate efforts regarding security and compliance with our rules as well as fishing issues.
7. Roundtable: Dave asked Anne about updated financials. She indicated that the audit for fiscal 2024 statements will begin soon. Other financial statements have been posted to the website. Jason reported that the condo windows have been washed and some spot work on the siding. According to Anne, the spot washing was not effective. Anne indicated that the warranty on the siding wasn't affected by "light" washing and we should pursue that approach in the future. The manufacturer suggested not using a "power" washer on the siding. Jason also reported that Dan Colton's asphalt remains a top priority on the project list.