

RRF Draft Meeting Minutes June 9, 2025

A. Call to Order

Roll Call: Office: Chip Gerber, Andrew Yager, Anne Pirzadeh, Bill Neveu, Lee Gaglione

B. Homeowner Comments

- a. Addison Carlson Mini Library proposal
 - i. Senior capstone project
 - 1. Ideally near the playground
 - a. Addison to decide final look and location
 - 2. What look is best/features
 - a. Keep with the Ranch design/style
 - 3. Dedication to Addison
 - ii. Motion to approve: Anne/Bill
 - 1. Motion passes unanimously
- b. Paul Schlauch – Unit 116
 - i. Concrete is damaged in front of unit (& #115). Would like replace the concrete in the amount of about \$10k. Replacement doesn't meet Ranch guidelines so requesting an exception.
 - 1. BOD will follow up directly to review history and consider
- c. Jason Fitzatrick – Condo Committee Chair
 - i. Completing condo landscaping (11-14 buildings touched already) and Daly Landscaping has done a good job and finishing up this week
 - 1. Stephanie McConaughy thanks Jason for his work
- d. Spin Fishing Regulation question/issue for lowering the age - Greg Williams -Stewart McConaughy
 - i. Incidents with unsupervised youths and the health of the fish
 - ii. Conversation about supervision and enforcement
 - iii. Stewart McConaughy
 - 1. Regulations could be changed next year so that more feedback can be given.
 - 2. Asks for review of previous enforcement of fishing violations
 - iv. Bill Neveu notes that this is a FWAC request and was discussed
 - v. Could FWAC sponsor some training

C. Approval of last meeting's minutes

- a. Motion to approve – Lee/Bill
 - i. Approval: Unanimous

D. Financials:

- a. Accounts Receivable – Over \$10k
 - i. NA
- b. Accounts Payable – Over \$10k
 - i. High Country Utility \$21k *WWTP and domestic water

E. Board Topics

a. Condo Pond & Water Health - Steve Dahmer

- i. Sediment build-up and algae growth – aging/eutrophic pond causes deep muck and heavy algae growth
 1. To change eco system – add aeration system and biologicals in order to change and process the materials (bio-dredging) *no chemicals
 2. Pond & fish health. This year is potentially due for a serious algae bloom.
 3. Algae bloom mitigation using diffusers and without chemicals or dredging
 4. Eutrophic method
 5. Will extend the life of the fish and eventually will reduce the algae and improve the pond health
 6. This is about a three-year process. We will see a difference this year
 7. Some dredging in the shallower areas will assist with the distribution and success

b. Property Management update with a New Management Structure

- i. Introduction of Rick Stevens – He will oversee the CRR and infrastructure as an independent contractor and oversee CRR projects with the assistance of Gustavo and Lupe
 1. He has been helping us for several months and knows our Ranch and our systems
 2. Anne P question: How will he handle homeowner requests
 - a. Bring in the specialists who can best assist and he will overlap sometimes with the management company.
 - b. Instead of calling Gus directly, Owners would filter through Rick first
- ii. Retained Bob O'Brien, High Country Utilities, and Roaring Fork Engineering for our WWTP and Domestic water systems
- iii. Property Management Company will be settled soon... details to follow
 1. They will handle the more traditional HOA areas like billing, and day to day operations

c. Infrastructure update – Bill Neveu

- i. WWTP – fully functional. Still continue to improve and clean but heading in a great direction
 1. Domestic Water: Received estimate for repair and acid wash that need to be done to rehabilitate
 - a. This was Roaring Fork Engineering recommendation in lieu of digging new well
 - b. Samuelson Pump Company propose \$3951.25
 - c. Vote by BOD
 - i. Motion: Move forward Andrew/Bill
 - ii. Approves: unanimous

ii. Domestic Water – Continues to improve

1. Fire hydrants are being worked on. All have been flushed, and repairs continue
 - a. Curb stops are being assessed and mapping system

d. Fishing regulation proposal to raise the minimum age for spin fishing

- i. FWAC requests a regulation change
 1. Spinning rod fishing from 10 years to 15 years and younger
 - a. In compliance with CO state
 - b. Encourages young people to fish safely
 - c. No other changes to this regulation
 - i. Supervision, must have badges, all other regulations/requirements remain
 - d. Vote by BOD
 - i. Motion: Andrew/Bill
 - ii. Approval: Unanimous

e. Annual Meeting Date

- i. Saturday, July 19, 2025 at 10:00am
 1. Materials will be sent out the third week of June
 2. Candidate candidates are due by June 15th

F. Round Table

- a. Anne: Playground Repairs done? TBD
- b. Anne: Tom's Bench – Gus is pouring cement
- c. Anne: Revised Decs Thursday June 26th Zoom Meeting

G. Next meeting is scheduled for July 7, 2025 at 4pm

- a. Motion to adjourn: Andrew/Lee
 - i. Approved unanimously