



Board of Directors' Meeting

August 4, 2025

4:00 PM MDT by Zoom

Minutes

I. Call to Order

The Board meeting was called to order at by Chip Gerber, Board President, at 4:00 p.m.

II. Roll Call

Quorum of the Board was verified as all directors were present: Chip Gerber, Bill Neveu, Marcy Kneiper, Andrew Yager, Anne Pirzadeh, Mark Pepper, and Lee Gaglione. Representatives from Integrated Mountain Management were also present: Bob Johnson, Paul Tomashosky, Lindsay Rosenfeld, and Brenda Rivas.

III. Homeowner Comments (Three-minute limit)

The following comments were brought forward:

- Request to pursue enhanced security for CRR access. The Board is currently reviewing options.

IV. Approval of Board Meeting Minutes 7/7/2025

The prior Board Meeting Minutes from 7/7/2025 were motioned for approval by Bill, seconded by Marcy, and unanimously approved.

V. Appointment - Board Officers

The following officer positions were nominated and motioned for approval by Anne, seconded by Marcy, and unanimously approved:

Chip Gerber: President
Bill Neveu: Vice President
Lee Gaglione: Secretary
Marcy Kneiper: Treasurer
Anne Pirzadeh: Director
Andrew Yager: Director
Mark Pepper: Director

VI. Advisory Committees

- **Ratification of Advisory Committee Members**

Chip motioned to ratify the advisory committee members (Exhibit A attached), seconded by Bill, and unanimously approved.

VII. Financial Review

- **Accounting Report**

Treasurer report was given by Chip for July financials. AP was reported at \$18K and AR report of one 60-day delinquency with intent to pay.

VIII. Reports

- **Management/ Water & Wastewater/CRR**

Rick Stevens (CRR Manager) reported the following:

- Aeration equipment was installed at condo pond
- Exploring technology options for security gate
- Request for maintenance priorities within Budget
- Water testing meets compliance standards
- RF Engineers has completed survey report for condos area

- **Committees**

It was noted that moving forward committees would be requested to provide written reports to be included in the Board Meeting packets in advance of the meetings.

- **Condos** - Committee Chair Jason Fitzhugh reported the following:
 - Landscape maintenance/broadleaf weed treatment completed
 - EV Charging Station installation underway, expected completion in 1-2 weeks, reminder that all owners and their guests will have access (private network) and encouraged to use as a community amenity
- **Architectural - N/A**
- **Equine** - Committee Chair Marcy Kneiper reported a shelter repair underway due to a fallen tree. New shelters are under development with expected completion within a week. Noted that 15 horses are boarded currently. Long-term boarding is permitted but must be sponsored by a Ranch owner.
- **Fishing & Waterways** - Committee Chair MJ Mastalir reiterated that aeration for the condo pond has been installed and is expected to reduce the pond weed.

IX. **Discussion and Action Items:**

- **Equine Shelter update** – As noted above.
- **Vehicle Decals & Hang Tags** - 500 decals (coded by number), 400 hang tags (identified by address). Distributed by address. Approx \$1100 cost. Stickers to be added to hang tags for future identification by year. Replacement cost will be factored into the policy.
- **EV Charging Station Installation** – As noted above.
- **Condo Pond Aeration** – As noted above.

X. **Additional/Old Business**

- Discussion about library addition to playground (underway)
- Announcement that Integrated will have scheduled office hours as posted on the front door of the Ranch house

XI. **Adjournment**

At 4:50 p.m. motion to adjourn was made by Bill, seconded by Andrew, and unanimously approved.

- Next Board Meeting Date: September 8, 2025

Exhibit A



Committee Members 2025/2026

Architectural

Gretchen Greenwood
Bill Neveu - Liaison

Condo

Jason Fitzhugh - Chair
Betsy Glen
Jon Thomas
Dan Colton
Dave Carrera
Bob Hurley
Anne Pirzadeh - Liaison

Equine

Jeannie Hanas - Chair
Anne Cooley
Marcy Kneiper- Liaison

Fishing

MJ Mastalir - Chair
Steve Holmes
Lee Gaglione
Tom McDermott
Kim Overcash
Pete Stuart