



## BOARD OF DIRECTORS MEETING

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### THE RANCH AT ROARING FORK

MONDAY, SEPTEMBER 8, 2025, AT 4:00 PM  
By Zoom

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#### MINUTES

**I. Call to Order**

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

**II. Verification of Quorum**

Quorum of the Board was verified as all directors were present: Chip Gerber, President; Bill Neveu, Vice President; Lee Gaglione, Secretary; Marcy Kneiper, Treasurer; Anne Pirzadeh, Director; Mark Pepper, Director; and Andrew Yager, Director. CRR Manager Rick Stevens was also present, along with Maggie McHugh of Roaring Fork Engineering. Also present were representatives from Integrated Mountain Management: Bob Johnson, Lindsay Rosenfeld, and Brenda Rivas.

**III. Owner Forum (Owners wishing to address the Board)**

One owner requested the following:

- Request to reconsider allowing E-bikes in the CRR, as currently prohibited.
- Request for benches and picnic tables throughout the CRR, owners willing to donate.

**IV. Approval of Board Meeting Minutes 8/4/2025**

The prior Board Meeting Minutes from 8/4/2025 were motioned for approval by Lee, seconded by Marcy, and unanimously approved.

**V. Financial Review**

- **Accounting Report** – Marcy reported that \$19K was outstanding in payables for water and wastewater deferred maintenance.

**VI. Reports**

- **Water & Wastewater** – Maggie McHugh from Roaring Fork Engineering summarized the water priority projects forthcoming for 2025: 1) Redrill Well #3, 2) Rehab Well #1, and 3) Strainer System for cleaning. The goal is to have two fully operational wells into 2026. Wastewater projects were summarized as forthcoming for 2026 and 2027: 1) Process Control, 2) Headworks Project, and 3) Solids Handling Project.
- **CRR – Rick Stevens** – Rick summarized CRR improvements which included the following: potential tree removal in the equestrian area, report of wastewater plant performance continuing at higher efficiency, Tom's bench replacement completed, and options being explored for drainage area repaving and landscape revisions in the Condos area.
- **Declarations Roll-out Plan** – Anne provided an update on the project to amend and consolidate the Declarations which has been underway since last year. This week an email will be sent to the membership with the updated drafts and summary, requesting owners to submit questions by 9/27/25 with opportunity to participate in a follow-up meeting on 10/7/25.
- **Management update – Integrated Mountain Group** – Bob reported that the accounting software transition is underway and owners should expect to receive an invitation to create an online portal from AppFolio within the next few weeks. The committees were also thanked for providing reports prior to the meeting. The management office hours for the coming month will continue to be posted on the Ranch House door.

- **Committees**
  - **Condos**
  - **Architectural**
  - **Equine**
  - **Fishing & Waterways**

**VII. Discussion and Action:**  
None

**VIII. Additional/Old Business:**  
It was noted that the budgeting process will begin shortly with the intent to approve prior to the fiscal year.

**IX. Adjournment** – With no further business, the Board Meeting was motioned to adjourn at 5:04 p.m. by Bill, seconded by Marcy, and unanimously approved.

- **Next Board Meeting Date: 10/6/2025**
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