



BOARD OF DIRECTORS MEETING

THE RANCH AT ROARING FORK

MONDAY, OCTOBER 6, 2025, AT 4:00 PM

By Zoom

MINUTES

I. Call to Order

The Board Meeting was called to order at 4:04.

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 and Paul Tomashosky.

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

One owner requested the following:

- Request to consider a later meeting time.

IV. Approval of Board Meeting Minutes 9/8/2025

The prior Board Meeting Minutes from 9/8/2025 were motioned for approval by Bill, seconded by Andrew. AIF.

V. Financial Review

- Bob Johnson reported that IMM will have financial reports in the future.

VI. Reports

- **Declarations Revisions** – Anne reminded all that the next meeting will be 10/7 at 4pm.
- **CRR** – Discussions on the following items:
 - Tree removal in equestrian area. Rick will seek out another bid for the removal.
 - Waste Water and Water Processing
 - Fire Mitigation
 - Adding cameras within the Association property
 - Hydrant Inspections
 - Chipping of the Burn Pile
 - Equine Shelter Repair
- **Waste Water and Water Treatment** – Maggie reported:
 - Well drilling is set
 - Solids handling has increased in priority due to expenses.
 - Water Tank Evaluation included recoating interior and exterior. Divers took video of interior and gave to inspectors.
 - Bill had questions regarding the timeline of getting the necessary permits for the well.
 - Steel tanks evaluation was approved.
- **Equine** – No discussion.

VII. Discussion and Action Items – None.

VIII. Additional/Old Business –

- a. Bill provided an update on car tags. There will be decals for homeowners and additional hang tags for guest use. Bob recommended a written policy be sent to the membership.
- b. Discussion on additional signage within the community. Bill stated they are researching updating current signage and additional signage.

- c. Discussion on division of labor between Rick's team and IMM. Chip will meet with the committee to further discuss.
 - d. EV stations are available now. They are having a software issue which is being addressed by the provider. The solution includes antenna boosters.
 - e. Discussion on ARC parameters and expectations. There is a desire to memorialize SOPs.
 - IX. **Executive Session** - None.
 - X. **Actions from Executive Session** – None.
 - XI. **Adjournment**
 - a. **Next Meeting Date** – 11/10/25 – Bob and Paul cannot attend. Brenda and Lindsay will attend.
 - b. Bill motioned to adjourn the meeting at 4:52pm. Andrew seconded. AIF.
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