



BOARD OF DIRECTORS MEETING

THE RANCH AT ROARING FORK

MONDAY, NOVEMBER 10, 2025, AT 4:00 PM
By Zoom

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; Marcy Kneiper, Treasurer; Lee Gaglione, Secretary; Anne Pirzadeh, Director; Andrew Yager, Director; and Mark Pepper, Director. Also present was CRR Manager Rick Stevens and Lindsay Rosenfeld of Integrated Mountain Management.

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

The following items were brought forward from the membership:

- Request for clarification of voting requirements for the Declaration Amendment. (The Board referenced the authority from the existing documents and CCIOA.)
- Suggestion to put in a new domestic water tank.
- Inquiry about the Special Assessment and whether full amount has been collected to date.
- Status on prior request for new benches and picnic tables to be installed on the CRR through owner donations.

IV. Approval of Board Meeting Minutes 10/6/2025

The Minutes from the prior Board Meeting were motioned for approval by Andrew, seconded by Marcy, and unanimously approved.

V. Financials

- **2026 Budget Overview** – Marcy summarized the 2026 Budget, presented with a \$25.00 overall assessment increase per lot to support additional funding for the following categories: Reserves (for water projects), Fire Mitigation, and Water Repair/Maintenance. Marcy also reported the current financials, reflecting the financial audit as an outstanding payable expense.
- **2026 Budget Vote** – The 2026 Budget as presented was motioned for approval by Anne, seconded by Bill, and unanimously approved.

VI. Reports

- **CRR Management** – Rick Stevens summarized the report.
- **Water & Wastewater** – No action.
- **Committees** – No action.
- **Declarations Revisions Update** – Anne thanked owners who participated in the straw poll online survey. From this feedback, owners should expect forthcoming updates by email under the subject Declaration Revision.

VII. Discussion and Action Items:

- **Architectural Review 333 Surrey St** – The Architectural Committee represented by Gretchen Greenwood provided recommendations for the project submittal of 333 Surrey St. The Board agreed to table decision pending verification of the recommended information.
- **Gate and Camera System** – The Board underscored its intent for a surveillance system to monitor the CRR. It was also noted that several products were reviewed. Rick Stevens summarized the Sopris Avenue proposal for the system to include cameras and a license plate

reader. The exact locations/quantity of cameras is still being assessed (currently considering 5, possibly 6).

A motion was made by Chip to accept the current proposal from Sopris Avenue for \$11,678.00 for service and installation of the system, and to approve up to \$15,000, seconded by Bill, and unanimously approved.

- **Hang Tag Policy proposal** – A policy has been drafted with review forthcoming. The decals and hang tags have been purchased (under \$1,000) and budgeted for 3 decals per residence with 2 hang tags for guests. It is expected that a committee will be formed for enforcement (Dave Carerra and Bill Neveu) and Management to oversee recordkeeping. Dave and Bill were thanked for their efforts on this project.
- **Wood burning fire pit rules proposal** – The Board agreed to have a policy legally drafted to prohibit open flame devices for the Condos.
- **Collection Policy and Phone/Email Policy** – The updated Collection Policy and Phone/Email Policy was ratified as approved by the Board on 10/30/25. Will be posted to the website and mailed to owners.

VIII. Additional/Old Business

The following were revisited:

- Direction for CRR benches/tables to be forthcoming
- EV Charging Station has been restored from technical difficulties. Reiterated as an amenity available to owners and their guests through the EVmatch app.

IX. Executive Session (if needed) – N/A

VIV. Actions from Executive Session (if applicable) – N/A

- X. Adjournment** – With no further business, a motion to adjourn was made by Bill, seconded by Marcy, and carried unanimously at 5:22 p.m.

- **Next Board Meeting Date: 12/1/2025**

Noted Action Items:

Action	Represented by	Deadline	Status
Hang Tag Policy Draft for Review	Bill	11/26 (for next meeting 12/1)	
Determine Signage Requirement for Cameras	Board	12/1	
Ideas and direction for CRR benches/tables	Board to report to Sam Kaufman	12/1	
333 Surrey St – obtain recommended info to present for Board decision	Bill	11/26 (for next meeting)	