



BOARD OF DIRECTORS MEETING

THE RANCH AT ROARING FORK

MONDAY, DECEMBER 1, 2025, AT 4:00 PM
By Zoom

MINUTES (Draft – not approved)

I. Call to Order

The Board Meeting was called to order at 4:00 p.m. by Bill Neveu, Vice 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. Representatives from Integrated Mountain Management were also present: Bob Johnson, Lindsay Rosenfeld, and Paul Tomashosky.

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

The following were brought forward from the membership:

- Request for Board to pursue enforcement efforts on nuisance violation from ongoing renovation project.

IV. Approval of Board Meeting Minutes 11/10/2025

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

V. Financials

Marcy reported an outstanding payable for the water tank divers at \$14K.

VI. Reports

- **CRR Management** – Rick Stevens summarized the report.
- **Water & Wastewater** – No action.
- **Committees** – No action.

VII. Discussion and Action Items:

N/A

VIII. Additional/Old Business

Updates were given on Action Items and noted.

IX. Executive Session (if needed)

At 4:29 p.m. a motion was made by Anne to enter Executive Session for the purpose of conferring with legal counsel, seconded by Marcy, and carried unanimously.

- a. Board Member Conduct**
- b. Declarations Amendment Restated and Consolidated**

VIV. Actions from Executive Session (if applicable)

Open session resumed at 5:28 p.m. by motion from Lee, second from Marcy, and four votes in favor. Anne opposed. Motion carried by vote of 6 to 1. No action from Executive Session.

X. Adjournment

With no further business, a motion to adjourn was made at 5:30 p.m. by Lee, seconded by Anne, and carried unanimously.

- **Next Board Meeting Date: 1/5/2026**
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Noted Action Items:

Action	Represented by	Deadline	Status
Hang Tag Policy for Review	Bill		Working with legal counsel to finalize. Board to also check on enforcement mechanisms.
Determine Signage Requirement for Cameras	Board		IP
Ideas and direction for CRR benches/tables	Board		IP – Sam Kaufman has been asked to canvass the donors to determine cost/quantity
Develop Burn Pile Policy	Board		
333 Surrey St – Architectural Review	Bill		Pending further information requested from owner