



BOARD MEETING

RANCH AT COULTER CREEK HOMEOWNERS ASSOCIATION

HELD ON Monday, August 11th, 2025, AT 12:30 PM PM

MEETING MINUTES

1. **Call to Order** The meeting was called to order at 12:32 p.m by Robbie Levin.
2. **Verification of a Quorum** A quorum was verified with the following Board Members present Robbie Levin, Tom Rice and Tim Pestotnik. Joe Corson was also in attendance. Evan joined in mid meeting.
3. **Homeowners Open Forum**
No comments from anyone attending.
4. **Discussion and Action Items**
 - a. **Ranch Truck Discussion and Approval** Robbie discussed that the Ranch truck was going on 18 years old and was starting to have mechanical issues and showing its wear from the plowing. Tom brought up the idea of looking for a newer used truck to same money. Robbie agree with Tom and said he and Joe would do that. Tim thought it should be left up to Joe and Robbie's research. Tim maid a motion to approve from the reserve fund and Tom seconded the motion. All voted in favor
 - b. **Discussion of fire prevention.** The Aug 3rd fire was discussed and our current preparidness by Robbie and Joe. Joe went over current equipment and current status of our pumps. Joe said we have 400 ft of hose now and thought that was adequate for now. Discussion on individual home having their own hoses or putting fire mitigation head on roof tops. Various other discussion of possible mitigation equipment. No conclusions or decisions were made.
5. **Additional Business** No additional business brought up
6. **Adjourn** With no further business, Tim motioned to adjourn, Tom seconded and all voted to adjourn. the Board Meeting adjourned at 1:05 p.m.

Executed by Integrated Mountain Management on behalf of the Ranch at Coulter Creek Board of Directors. Please note that under the Colorado Common Interest Ownership Act (CCIOA) all Board meetings are open to owners for attendance.

Bob Johnson
Founding Partner/Executive Vice President



NOTICE OF BOARD MEETING

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