

## **7.30.22 RANCH AT ROARING FORK HOA – ANNUAL MEETING – BOARD MINUTES**

Brian Pettet called the meeting to order at 10:30am at the Ranch office.

Board Members in attendance:

Sam Kaufman

Andrew Yager

Bill Neveu

Jeff Basler

Brian Pettet

Chip Gerber

Tom McDermott

### **GUEST SPEAKERS:**

Bill Cavet (Carbondale Fire) - Covered basic information about the Carbondale Fire District. The Carbondale Fire District is approximately 300 square miles.

Sterling Page (Condo Project Supervisor) - The project schedule has been thrown off schedule due to material delays. The crews are currently working on the buildings that have materials ready on site.

### **HOMEOWNER COMMENTS**

### **MINUTES**

Motion to approve minutes from 2021 Annual HOA meeting: Darius Pirzadeh

Second by: Homeowners

Passed: Unanimously

### **COMMITTEE REPORTS**

#### **Equestrian Advisory Committee**

10 owner horses, 3 hosted horses, please do not feed the horse in the paddocks

#### **Fishing and Waterways Advisory Committee**

#### **Condo Advisory Committee**

#### **Architectural Advisory Committee**

The AAC has received many minor change applications that are approved by the Ranch Manager. The AAC has received minimal major change applications.

#### **GAC - Gwen Ballard**

In 2022, Owners may purchase a senior pass to use at will and with guests will receive a \$7 dollar discount when golfing with residents.

## **FINANCIALS - Chip Gerber**

CPA recommended adding a new investment account. The Ranch has extended the contract with Dalby and Wendland. For Infrastructure and improvements Roaring Fork Engineers has put together a 5-year improvement plan. Condo Restoration Project is within the overall budget for the project.

## **BOARD TOPICS**

### **2022 Work Plan - Top Priorities**

- Fire Mitigation - Andrew Yager & Bill Neveu
- Infrastructure - Chip Gerber & Andrew Yager
- North Parcel Solar - Bill Neveu
- Amending Governing Documents - Tom McDermott
- Leasing Policy - Jeff Basler & Sam Kaufmann

### **Board Initiatives:**

#### **Leasing Policy - Jeff Basler & Sam Kaufmann**

#### **Fire Mitigation - Andrew Yager & Bill Neveu**

#### **Infrastructure - Chip Gerber & Andrew Yager**

#### **North Parcel Solar - Bill Neveu**

#### **Governing Documents - Tom McDermott**

## **MANAGER REPORT**

Management thanked all Board members, Committee members, Ranch staff, and Volunteers for their hard work and dedication.

## **OLD BUSINESS**

No Report

## **ROUND TABLE COMMENTS**

Brian Pettet - No Comments

Bill Neveu - No Comments

Jeff Basler - No Comments

Sam Kaufman - No Comments

Andrew Yager - Suggested staff appreciation

Tom McDermott - No Comments

Chip Gerber - No Comments

**Vote Count Results**

Chip Gerber - 100

Mitch Hoffman - 87

Bill Neveu - 60

Sam Kaufman - 53

Chris Burley - 47

Motion to Adjourn by: Chip Gerber

Second by: Andrew Yager

Passed: Unanimously

Next BOD Meeting: August 9, 2022 at 4:00PM (August Board Meeting)

Submitted by: Andrew Yager – Secretary – Ranch at Roaring Fork Board of Directors