

Ranch at Roaring Fork HOA Annual Meeting

Minutes

July 22, 2023

Present for the meeting:

Brian Pettet, Chip Gerber, Bill Neveu, Mitch Hoffman, Andrew Yager, Tom McDermott, Jeff Basler, and Gray Bower

Meeting convened at 10:43 am by Brian Pettet (Board President)

Introduction of the Board of Directors

Appointment of Independent Election Directors: Annie Worley, Joy Rosenberg, Kenneth Hoffman, and Maureen Williams.

Nominations from the floor: none

Motion to approve the July 2022 annual meeting minutes (Polly Tucker/Darius Pirzadeh) Motion passed unanimously.

Treasurer's report: Mitch Hoffman reported as of June 30, 2023, that the seven Operating Funds each had a positive balance with an overall balance of \$882k. Of the four Capital Reserve Funds, all but one has a credit (Condo Restoration Fund), overall balance is \$1.3m.

Mitch also mentioned that our audit reports are coming in timelier since switching CPA firms. A draft audit is expected next month. Our accounting is being overseen by Melinda Bower, using QuickBooks online. The Capital Reserve Committee is working on a 5/10-year plan. Greg Williams asked about monthly P&L statements. Mitch answered those will be on the Ranch website. Gwen Ballard had concerns about our accountants doing accounting and auditing. Mitch responded that Dalby accounting was out and that the accountants are only doing the audit and tax return. Accounting was being done in-house by Gray and Melinda Bower.

Brian Pettet announced that the Ranch was pursuing a 5-year contract with the Bower's for continuity.

Manager's report: Gray Bower started with thanks to the Board, Advisory Committees, and Staff (Gus and Lupe).

Gray went on to discuss our aging infrastructure, and some of the efforts made in the last few years to repair and replace various components. The Lift Station was mentioned, and thanks given to Chip Gerber for working the overhaul and replacement this past June.

Committee reports:

Condo Advisory Committee: Anne Pirzadeh (CHR) mentioned that her annual report was in the meeting packet. She also asked that the Ranch rules be updated, specifically as they apply to condo parking and storage. Anne thanked her committee members for their efforts and support and thanked all of the Ranch neighbors for their patience during the condo restoration project.

Fish and Waterways Committee: MJ Mastalir (CHR) explained that due to the generosity of homeowners on the Ranch, 65 large trout (5 lbs. and larger) were added to this year's stocking numbers. MJ also thanked the members of his committee and the Ranch Staff for all the assistance during the year.

Equestrian Committee: Jeanie Hannas (CHR) briefed that they had just finished haying, and that the fields could now be watered. Jeanie thanked Gus and Lupe for their help over the last year. Jeanie explained that any homeowner may sponsor a horse to be boarded at the Ranch. She also asked not to feed the horses near the barn (health concerns). Jeanie then discussed a proposal to replace the wire fences going across the fields with wooden fences.

Golf Advisory Committee: Brian Pettet for Gwen Ballard (CHR) mentioned that the Ranch was entering a 1-year contract with RVR to maintain our golf course as a turnkey operation. He would be looking for an audit of RVR from the committee.

BOD Election: Annie Worley (election director) announced the results of the current election of two Directors. **Andrew Yager** received 53 votes **Lee Gaglione** received 50 votes **Tom McDermott** received 48 votes, and **Sam Kaufman** received 39 votes. There was a total of 96 ballots cast, with 95 valid, and 1 invalid. Congratulations to Andrew and Lee being elected to a 3-year term.

Brian Pettet gave a brief overview of current Ranch legal fees. He explained the main issues currently were a dispute over fees owed, and a dispute over land access on our East boundary with St Finbarr. Marshall Whiting asked if there is a trespassing problem from St Finbarr? Brian explained that we were not sure, but the fence makes it difficult to trespass. Chris Burley asked if there was any consideration for wildlife, as the fence is not wildlife friendly? Stewart McConaughy mentioned that for the record, the fence is required by a 1986 agreement, and the St Finbarr easement is short of Ranch property.

Brian went on to thank Anne Pirzadeh and the CAC for their work on the condo project, and he thanked Chip Gerber for negotiating the condo loan at a 3.5% interest rate.

He also discussed ongoing infrastructure needs; a 200' sewer line lining project and replacing the roof and some structure of the sewage treatment plant.

Brian mentioned a grass-roots effort to rehab the tennis courts for pickleball. An RFP would need to be sent out for the work, and a survey to residents would be coming prior to any decisions being made.

He then went on to some Board priorities, starting with recapping the fire at the Ranch 15 years ago. This evolved into a discussion about the need for better fire mitigation, better collaboration between the BOD and the FWAC, and working with Chip Gerber on a Capital Replacement Plan. Brian finished by saying that everything we need to be happy as a community at the Ranch is already here!

Homeowner Comments:

Betsy Glenn asked about the survey on storage space. There was little feedback from residents.

Polly Tucker asked as a not-for-profit entity, can the RRF create a 501-c-3 for donations to projects?

Bob Riazzi asked if we had any projects in the works for generating revenue. Solar on the North parcel was again discussed.

Marshall Whiting asked if rental fees could be used to generate revenues? Explained that those fees cannot be used to offset other costs.

Greg Williams asked if the land at the relay station had been considered for development? Yes, many times and community survey does not want more development.

Betsy Glenn asked that the relay station fields be watered to keep them green.

A motion to adjourn (Gwen Ballard/Maureen Williams) **Motion Passed unanimously.**

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD