

**Ranch at Roaring Fork HOA**

**Board of Directors**

**Meeting Minutes**

**April 10, 2023**

**Present for the meeting:**

Brian Pettet, Gray Bower

CC: Mitch Hoffman, Chip Gerber, Bill Neveu, Jeff Basler, and Tom McDermott called in. Andrew Yager was absent

**BOD Meeting convened at 4:00 pm by Brian Pettet**

**Homeowner comments:**

Mary Dybicz asked about the North parcel PV project impact from Holy Cross Energy restructuring their rates, and also about the potential of Pickleball noise if one of the tennis courts gets re-purposed. Brian answered that we were still in investigatory mode with pickleball, and PV project impact is yet unknown.

Sam Kaufman asked about the absence of signage at ingress points to the CRR regarding e-bike prohibition. Brian committed to looking into this issue.

Marshall Whiting commented that fewer signs seemed to be better for aesthetics.

**Minutes:**

**Motion to approve** the March 6, 2023, minutes (Tom McDermott/Jeff Basler) **Motion passed**

**Financials:**

Mitch Hoffman reported on accounts payable having two items: \$44000 for landscaping around the condos thru October, and \$19400 for the common area landscaping. Accounts receivable outstanding amounts of approximately \$15,654 from 480 Stagecoach Lane. Jeff Basler asked about the legal costs on 3/8 from K,N,H in the amount of \$7,000. Mitch commented that he needed to look those up.

Brian mentioned there was a Golf operations update in the BOD package, these will continue on a monthly basis

**Board Topics:**

**Fire Mitigation:** Andrew was not present to comment

**North Parcel Project:** Bill Neveu emailed Scott Ely from Sunsense Solar but had not heard back. Ed Kern had also sent his financial analysis to Scott but also had not heard back.

**Governing Documents:** Tom McDermott advised of his memo in the BOD packets based on Wilton Anderson's letter. Tom advised that per Mitch's request for redline copies, those would be fairly expensive, and the documents are tough to manipulate. Do we do a thorough re-write or "high-spot" the documents. Leaning towards a total, comprehensive re-write. Boundary description is ready now. Tom reminded that there would need to be an extensive education process prior to a community vote. Mitch asked if he could get the documents scanned for no cost through his office would that help? Yes.

**Infrastructure:** Chip Gerber reported that the lift station pump and controls would be getting worked on next month (May 2023) and projects including the digester plant roof this summer. Jeff asked about the process for getting a 5- or 10-year plan schedule for cost and timeline. Chip offered to send the report from RFE that lays out our infrastructure needs over that timeframe. Jeff: is the best guess to have that in the next 2-3 months, and how to communicate this to the community. Tom asked if the Reserve Study was in line with RFE's proposal? Chip also discussed using local talent to further vet RFE's proposal.

**Leasing Policy:** Jeff Basler reviewed the recommendations previously made including: increased annual fees to \$350 for rentals in the 6–12-month range, publishing rentals on the Ranch website, if fishing is advertised on a rental, there must be at least one guest badge purchased, guest guide in every rental, \$500 fine for unregistered rentals, locking up owners fishing badges, maximum occupancy 2/BR, and ownership accountability. These items are subject to Ranch legal review. Brian asked about registration fees versus expense to administer rentals. The fees for long-term rentals being higher than short term fees was due to the pressure on amenities and the Ranch overall for the long-term rentals. Jeff also mentioned on a side note that the next newsletter would be coming out in mid-May, and he would make a presentation at the next BOD meeting. This is with regard to the overall communications plan.

#### **Ranch Manager's Report:**

Gray started with updates, Ranch Staff is prepping for seasonal operations, and some of our heavy equipment is in need of servicing and maintenance, we will have an estimate of those costs at the next meeting.

Velocity Plant Services will be at the Ranch at the end of May or early June as well as the electrician building the lift station control panel and we will have more information on the capital cost improvement.

We will be migrating our financial data to our new accountants as well as providing all their requests for the 2022 audit.

Fishing badge sales and donations total more than \$71k to date.

Action item: pumps for the WWTP through Western Slope Capping: a backup sludge pump for \$5,135 as well as 2 scum pumps for \$3,419

A motion to spend up to \$10k for these pumps was made by **McDermott/Hoffman**. **Motion passed unanimously** this cost will be shared with our upstream neighbors.

A warranty service plan for our Toro Irrigation system at the golf course expires next month. Continuing this plan would either be on an annual basis (\$223/month) or essential plan (\$165/month for 36 months)

A motion to extend the service plan (essential plan) for \$,5940 was made by **Hoffman/Neveu. Motion passed 5-0 with Basler abstaining.**

Due to homeowner requests, a plan to install another dog waste station at the end of Surrey St at an approximate cost of \$500.

There is an owner request for a bow and arrow target range at the old skeet range. Due to prohibitive insurance issues, this is not recommended by the BOD.

**Roundtable Discussion:**

Chip Gerber-nothing

Mitch Hoffman-nothing

Bill Neveu-nothing

Tom McDermott-should we consider hearing from Jeff Conklin regarding easements and boundaries on the Hunt property, and has the Ranch considered consulting with a developer and developing that property? Brian informed the BOD that CRR access on either side of the Hunt property is not in question, and we will deal with other issues as any sale of the property evolves.

Brian Pettet-reminder that Spring runoff appears to be headed toward 144% of normal this year, chances of flooding in the valley are increased.

The next HOA BOD meeting was scheduled for Monday, May 8th at 4:00 pm.

**A motion to adjourn was made by Chip Gerber/Mitch Hoffman (Motion Passed)**

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD