

**Ranch at Roaring Fork
Condo Advisory Committee
Minutes
April 26, 2024**

Attendees: Jason Fitzhugh (Chair), Bob Hurley (Secretary)
Jon Thomas, Betsy Glen, Dan Colton(10:20 am)

Absent: Jeff Basler (Board Liaison)

Meeting Start: 9:30 a.m.

Meeting End: 11:03 a.m.

Next Meeting: May 23, 2024
9:30 a.m.

Minutes:

1. The March 2024 Minutes were formally approved by email.

New Business:

1. Jason indicated that David Carerra (Building 14, Unit 251) is interested in joining the Condo Advisory Committee. Jason will reach out to David and ask for a short biography to formally introduce him to the other members of the CAC at the May meeting.

Old Business:

1. Tree Trimming:
 - a. Jason updated the Committee that most of the tree trimming work has been completed. After Betsy and Jason walked the property with Jason Johnson (Savatree) and added a few items, which will be completed in the next couple of weeks. They also met with Josh from Daly Landscaping regarding spring cleanup. Everything is looking good according to Betsy. They reported that certain sprinkler heads need to be relocated around certain staircases.
 - b. Jason also reported that the beam on building 14 needs to be repaired.
2. EV Charging Stations:
 - a. Jon has reached out to Martin Bonzi regarding the Ranch's pending application. Jon has also been in contact with Mary Harlan at CLEER (Clean Energy Economy for the Region).

This is a group that is involved in working with communities to deal with issues involving electric vehicles. There may be more money available for offsetting fixed costs related to EV's. Currently, we are looking at a maximum rebate of \$27,000 towards fixed costs. Jon is interested in seeing if more options may increase rebate funds for the pending project. Jon and the CAC think it is best to slow walk this project, being sure that we understand all the options available, before presenting a more formal request to the Board.

3. Dashboard Report Update:

- a. Bob presented a report outlining financial accounts that may be related to the business of the condos. Bob put together a preliminary report listing accounts that were taken from December 31, 2023 financials posted on the Ranch website. There are questions regarding the details of these accounts. Bob will be presenting this report to Mitch Hoffman and Chip Gerber to get answers to educate members of the CAC.
- b. Bob asked Jason to research the genesis of the "5-10 report" so that we may incorporate its details into the Dashboard Summary Report. We need to determine what dictates the timing of various projects on this report.

4. Other:

- a. Jason asked if there were any other issues.
 - Jon asked whether there was an interest in water usage around the condos.
 - Dan indicated that the lawsuit against the Ranch is affecting the ability to close real estate transactions as well as obtaining financing.
 - Bob repeated the need to discuss storage issues for the condos.
 - Bob asked the CAC to consider a summary list of potential projects which would be an expanded version of the 5-10 year report, for issues such as the Condo Annual Report, Storage, Rules and any other projects that are not capital related.