

Ranch at Roaring Fork HOA

Board of Directors

Meeting Minutes

August 7, 2023

Present for the meeting:

Brian Pettet, Chip Gerber, Andrew Yager, Lee Gaglione, and Gray Bower

CC: Mitch Hoffman, Jeff Basler, and Bill Neveu called in.

BOD Meeting convened at 4:00 pm by Brian Pettet

Homeowner comments:

Jon Thomas mentioned that he was available for comments regarding EV chargers in the condos.

Officer Appointments: Motion to accept proposed slate of BOD Officers (Gaglione/Yager)

President: Brian Pettet

Vice President: Chip Gerber

Secretary: Bill Neveu

Treasurer: Mitch Hoffman

Motion passed.

Committee Appointments: Motion to accept proposed slate of Committee Chairs and Members (Gerber/Gaglione)

CAC: Jason Fitzhugh (Chr)

Equestrian: Jeanie Hanas (Chr)

FWAC: MJ Mastalir (Chr)

GAC: Gwen Ballard (Chr)

Motion passed unanimously.

Minutes:

Motion to approve the June 5, 2023, minutes (Gerber/Gaglione) **Motion passed unanimously.**

Financials:

Mitch Hoffman reported that Accounts Payable showed a payment of approximately \$19,400 to the condo loan, Accounts Receivable awaiting payment of \$15,134 from 480 Stagecoach Lane,

\$13,772 of which is aged more than 91 days. Mitch also mentioned golf revenues of \$68,000 July 2023 vs \$51,000 in July 2022. Net income from golf is in excess of \$143,000 through July. Brian Pettet asked about golf expenses per our contract with RVR.

Board Topics:

Fire Mitigation: Andrew Yager reported that he is scheduled to meet with Bob O'Brien this week for next steps.

Governing Documents: Tom McDermott reported on the status of the governing documents. He will have a 3 ½ page revision summary available soon. The Board agreed to keep Tom on to work on the governing documents.

Brian asked Jeff Basler about publishing a quarterly newsletter for the Ranch.

Infrastructure: Chip Gerber reported that he will be sending an initial draft of a 5/10-year infrastructure plan to the Board for comment. A 1-page summary is being drafted as well with the intent to send to the community.

AAC Application for Unit #136 (EV charger): After comments from the CAC by Anne Pirzadeh, Jon Thomas agreed to table his request/application. Underlying issues were location of EV chargers in the condo parcel, safety hazards, Insurance concerns, long cables, second story condo solutions, and charger placement. This is an issue that will require further study and discussion. The Board determined that before moving forward, at a minimum there need to be a standardization of placement, insurance, and installation providers. Commercial charging stations at other locations on the Ranch were also discussed as a future solution.

Request for wooden fencing in the horse pastures from Jeanie Hanas (as shown in packet):

The purpose would be aesthetics for the Ranch and enhancement of an existing structure. Proposed cost is approximately \$41,000 including removal of wire fencing. Discussion by the Board to finance the project included donations. Chip Gerber suggested if we were to have an assessment it would be roughly \$245 per household. Jeff Basler asked if the Board is supportive of more wooden fencing? How would we mix donations/assessments/HOA funds? Mitch Hoffman agreed to look into available funding. Gray Bower is looking into Go Fund Me. He will email the Board.

Ranch Manager's Report:

Gray started with reminders and follow-up:

Exterior window washing in the condos will be done September 11-12 by Birds Beware.

Haycutter harvested 46 round bales of hay in July.

Working on 2022 audit.

Sewer line 200' section being lined September 11-12.

Owl 3 conference media hardware for audio visual proposal in the packets. Andrew Yager suggested looking at other options and having a trial A/V setup.

Round Table Comments:

Chip Gerber-none

Andrew Yager-none

Mitch Hoffman-waiting for feedback from the attorneys on the audit.

Bill Neveu-asked about hangtags/stickers for owner vehicles as a follow-up from previous meeting. Brian will put this issue on the agenda for the September meeting.

Jeff Basler-agreed to creating a quarterly newsletter. Jeff also asked about next steps for the tennis courts. Gray and Brian talked about the RFP that has been sent to select vendor for rehab or rebuild which were sent in July.

The next HOA BOD meeting was scheduled for Monday, September 11, at 4:00 pm.

A motion to adjourn was made by (Andrew Yager/Lee Gaglione) Motion Passed

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD