

**Ranch at Roaring Fork
Condo Advisory Committee
Minutes
August 22, 2024**

Attendees: Jason Fitzhugh (Chair), Anne Pirzadeh (Board Liason), Jon Thomas, Dan Colton, Dave Carrera, Betsy Glen (Acting Secretary)

Absent: Bob Hurley (Secretary)

Meeting Start: 9:30 a.m.

Meeting End: 11:33 a.m.

Next Meeting: Monday, September 30th 9:30 am

Minutes:

1. The July, 2024 Minutes were formally approved by email.

Announcements:

1. Jason welcomed Anne Pirzadeh as the new Board Liaison to the CAC. Anne gave a status update on the following:
 - a. Monarch Construction Warranty Work – Monarch will be on site beginning Monday, August 26th to complete warranty work that was delayed due to supply issues.
 - b. The final revised draft of the Condo Declaration will be released to Members next week for review. There will be a 30-day review process to include a scheduled Zoom call with the attorney who drafted the document about 2 weeks following the release. This call will need to be well attended as a change to the current documents takes 67% participation among the Members. That means 108 Unit Owners/Homeowners will need to participate to get either a yes or no vote. More to follow on ways the CAC can help to turn out the vote. Voting will be by paper ballot mailed to Members. Anne explained that the revised Declaration is needed to meet the CCIOA standards and help clarify language that was previously conflicting and difficult to read. Jason encouraged everyone to attend the Zoom meeting and become as knowledgeable as possible given our position on the CAC.

Old Business:

1. Staircase Update – Jason stated that all the bases have been completed and we are just waiting on a beam to be installed on the building 14 staircase. Weather issues have caused a slight delay but access to upstairs units is not an issue.
2. Window Washing – scheduled for August 27th – 28th. Jason asked for input on timing, wondering if a spring cleaning makes more sense. Anne explained that it has always been done in the fall following the fly hatching during the summer months and to make sure the glass is clean prior to winter when the glass could be permanently damaged if not clean prior to colder temps. Dan suggested that we could look into more frequent cleaning, if needed. Not a huge expense. Anne asked if the siding was also scheduled for cleaning. Jason to follow up. Need to make sure that siding in NOT power washed as too much pressure will remove color.
3. EV Charging Stations: Jon explained that the application for 3 level two charges with 6 docking stations is nearly ready to send to the State and should only take 4 -6 weeks to get a response. Jason emphasized that we still need to see how much extra money we get from the Cohort before presenting a final proposal to the Board as this is not a high-priority item for the Ranch and will likely get pushed if the majority of funding is not covered. Anne expressed concern about the location as we need to be mindful of future revenue producing opportunities on the Ranch. Jon explained that moving the location could increase the cost 3-fold. Stay tuned for more information.
4. Landscape Project: Jason discussed an alternative plan to the Model Landscape Building 14. Due to the mess caused by the various stairwell replacement projects that are nearly complete, Jason asked the CAC to consider landscaping around the stairwells first, in addition to the south side of Building 14. By using the \$30K budgeted for 2025 landscape work combined with the \$18K remaining in the 2024 budget, we could make a real difference in the appearance of the condo parcel this fall. He emphasized that the Landscape Plan prepared by Piñon Sage might be overly ambitious for the laidback style of the Ranch. It also deals with areas that will ultimately be the responsibility of the HOA and not just the Condo parcel. Dan and Jon expressed some concerns and would like to see a rendering before

moving forward. Jason expects to have those soon and will present at the next meeting.

New Business:

- 1) 2025 Condo Reserve Priorities – Jason listed the reserve priorities and stated that we may be able to save in some areas to spend more in others. The list of priorities and their budgeted amounts follow:
 - a. Landscape - \$30K
 - b. Staircase Repair - \$13K
 - c. Carport Beam Repair- \$ 5K
 - d. Carport Concrete Repair- \$ 5K
 - e. Patio Flatwork - \$20K
 - f. EV Chargers - \$ 5K - \$10K
 - g. Gutter Guards- \$ 5K - \$10K
- 2) CAC Meeting Transparency – Jason discussed ways to encourage more member input while keeping the meetings at a reasonable length. While Members are currently able to listen in to meetings, there is currently no scheduled time for Member comments. Jon Thomas agreed that more transparency and input would be beneficial. Dan suggested having a brief time at the end of the meetings for homeowner comments. To keep meetings running smoothly, Betsy suggested that perhaps members could reach out to committee members via email with their questions and/or concerns that could then be discussed at the meeting. We want to encourage participation while keeping the meetings under 2 hours. Betsy will craft an email for the CAC to consider sending to Gray to send to Members.
- 3) Notice of Violation – Unauthorized and Oversized Storage Shed - Jason encouraged all CAC members to be more proactive if they see something going on that could be a violation of the Condo rules.
- 4) Meeting Frequency – Jason asked for input on reducing the number of CAC meetings scheduled/year. Many thought 12 was not necessary. Dad suggested that we schedule as needed.
- 5) Jon Thomas suggested we review the Dashboard and Budget again with Bob Hurley at the next meeting, assuming he can attend.