

Ranch at Roaring Fork HOA

Board of Directors

Meeting Minutes

December 4, 2023

Present for the meeting:

Brian Pettet, Lee Gaglione, Bill Neveu, and Gray Bower

CC: Chip Gerber, Mitch Hoffman, Andrew Yager, and Jeff Basler called in.

BOD Meeting convened at 4:00 pm by Brian Pettet

Homeowner comments:

Larry Martin, unit #299 asked to line the tennis courts for pickleball at negligible cost to the Ranch, and demonstrated a quiet Gamma Foam Ball that mitigates pickleball noise.

Mary Dybicz, unit #133 asked for Ranch financials to be made available to homeowners and also asked when the 2022 financials will be made available. Mitch Hoffman (Treasurer) explained that the 2022 audit would be available in the next week or two.

Sharon Fiero, unit #274 asked if the budget approval will explain impact on the 2024 monthly assessment.

Minutes:

Motion to approve the November 6, 2023, minutes (Lee Gaglione/Jeff Basler) **Motion passed unanimously.**

Financials:

Mitch Hoffman reported on Accounts Payable expenses of \$12,882 for legal expenses pertaining to the St Finnbar litigation, and \$21,500 from the 480 Stagecoach Lane litigation. Nothing to report on Accounts Receivable. There was a **Motion to approve** the 2024 budget (Mitch Hoffman/Lee Gaglione). **Motion passed. In-favor-** Lee Gaglione, Bill Neveu, Mitch Hoffman, Brian Pettet, and Andrew Yager. **Abstain-** Jeff Basler. Chip Gerber was unable to vote due to a technical issue at the time.

Ranch Creek Project:

MJ Mastalir gave an update on this project. Due to several complications (property boundaries, Gilbert's availability), it is determined that the best time to start will be in mid-February 2024, with a duration of 5-10 working days. A follow-up email will be sent to affected residents on Ranch Creek.

Board Topics:

Pickleball Initiative: A Motion to approve striping the tennis courts for pickleball use (Lee Gaglione/Bill Neveu) **Passed unanimously.**

Golf Contract between RRF and VanDyke Management: Motion to accept (Brian Pettet/Bill Neveu) **Passed unanimously.**

Fire Mitigation: Andrew Yager briefed that a plan is ready to go pending input from Bob O'Brien. Action will wait until February of 2024.

Governing Documents: Tom McDermott offered a series of question for the Board and asked for responses by the end of December.

Newsletter Update: Jeff Basler reported that the next newsletter will be in the Spring of 2024.

Infrastructure: Chip Gerber reported we are awaiting quotes for sewer line lining near the Ranch office and that we are awaiting quotes for phase 1 of roadway paving which is tentatively scheduled for 2024, pending budget approval.

Wastewater: Brian Pettet addressed the Nutrient Removal Assessment Proposal that is included in the Board packet regarding the regulations for 2027. SGM Engineering is already imbedded with St Finnbar, Aspen Equestrian, Blue Creek Ranch, and the Piolo Grounds. The proposal came back with an estimate of no more than \$50k. **Motion to approve** up to \$50k (Lee Gaglione/Andrew Yager) **Passed unanimously.**

2024 Daly Landscaping Contracts (common element condo landscaping): Tabled until January with Board approval.

Ranch Manager's Report:

Gray Bower started with thanks to Mitch Hoffman for preparing the 2024 budget.

Richard Ohman, unit #281 offered compliments to the Board for operations management and open space upkeep.

Completed 3 bridge repairs with 50 timbers being replaced, all within budget from the operating funds.

The Ranch Creek project is now on hold until February 2024, awaiting some homeowner's releases.

In preparation for ice mitigation, an excavator is being rented for 1 week's work for waterway maintenance and East Trophy pond dredging. This will save the Ranch approximately \$30k.

Our utility cart was repaired, as well as replacing a post on the automatic gate.

Thanks to Melinda, Gus, and Lupe for their continued efforts.

Old Business:

Lee Gaglione: comments about pickleball, continued enthusiasm, and perhaps doing improvements (carrot) before assessments (stick).

Andrew Yager: Asked if there is a plan for repair/replacement of the Ranch water storage tank. Chip responded that there was.

Bill Neveu: Asked that boulders be placed adjacent to the speed bumps by the relay station to prevent vehicles from bypassing on the grass.

Mitch Hoffman: none.

Jeff Basler: none.

Chip Gerber: none.

Brian Pettet: none.

The next HOA BOD meeting was scheduled for Monday, January 8, 2024, at 4:00 pm.

A motion to adjourn (Bill Neveu/Lee Gaglione) Motion Passed

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD