

Ranch at Roaring Fork HOA
Board of Directors Meeting Minutes
February 6, 2023

Present for the meeting:

Brian Pettet, Bill Neveu, Andrew Yager, Gray Bower

CC: Jeff Basler, Mitch Hoffman, Chip Gerber, and Tom McDermott called in.

BOD Meeting convened at 4:00 pm by Brian Pettet

Homeowner comments: none

Minutes:

Motion to approve the January 9, 2023, minutes (McDermott/Hoffman) **Motion passed**

Committee Reports:

FWAC: MJ Mastalir briefed that fishing badge information would be going out next week, and that there were no changes this year. MJ also requested approval to improve the Ranch Creek section of the waterways, recognizing homeowner concerns. This improvement will help to improve water movement and temperature downstream as well as fixing the irrigation sump behind the Whiting/Arnold property. A motion to approve the FWAC improvement plan for Ranch Creek at a cost up to \$30k, within the 2023 budget, was made by Bill Neveu/Andrew Yager seconded. **Motion passed unanimously.**

Golf: Brian Pettet started with an apology to the GAC for a breakdown in communication. He also thanked Tom and Nancy Vail for their 31 years of dedicated work on behalf of the Ranch in making the golf course the success it is today. He explained that all of the tools and equipment that Tom had, were purchased by the Ranch, and will be leased by the new management company. Tom McDermott asked if there were any tax implications associated with that strategy, Mitch Hoffman deferred to our CPAs but did not think there would be. Jeff Basler asked about liability for replacing equipment under the lease agreement. The Ranch has that responsibility. Brian also mentioned that the GAC should/could provide feedback on the new management company's performance. There is no reciprocity with RVR in this contract. A motion to approve the 2023 fee schedule was made by Brian Pettet/Andrew Yager seconded. **Motion passed unanimously.**

Financials:

Mitch Hoffman reported there was nothing significant to report on accounts payable for the month. Accounts receivable outstanding amounts of approximately \$12,410 from 480 Stagecoach Lane and approximately \$2,511 from Condo Unit 293. Mitch then expressed his pleasure with our new accounting firm, who are leaders in the industry. Dalby accounting is

completely out of the picture for all aspects, and Mitch is taking over QuickBooks for bank reconciliation on a monthly basis.

Board Topics:

Fire Mitigation:

Andrew Yager had no updates other than that burning the burn pile was approved by Carbondale Fire Department.

North Parcel Project:

Bill Neveu reported on recent conversations with Scott Ely from Sunsense Solar and recent developments. We are now at the top of the list for Sunsense now that the CMC solar project is near completion. We are gathering data on the effects of the Inflation Reduction Act as well as other incentives to develop solar on the north parcel. Homeowner Ed Kern (PV subject matter expert and engineer) has offered his services and is involved in the development discussions. Chip Gerber asked if it was Scott Ely's opinion we should lease the land to a developer, or develop this project ourselves (RRF HOA), and Scott is of the opinion that we can find a way to do the project and reap the benefits.

Governing Documents:

Tom McDermott had nothing new to report other than our boundary survey was being updated and would be available in the Ranch office. There were 9 parcels identified.

Infrastructure:

Chip Gerber mentioned that positive references were received for the lift station project, which is moving forward.

Leasing Policy:

Jeff Basler informed the Board there was nothing new to report.

Management Agreement: Brian Pettet explained that this would be discussed in the executive session to follow this meeting and followed up with an e-mail vote.

2023 RV/Storage Lot Policy: Gray Bower discussed the variable dimensions of the interior spots and that he was hoping to have a new fee structure policy in place by the beginning of April 2023. Jeff Basler asked for a 30-day period to review and discuss, Tom McDermott suggested holding off until the March 2023 board meeting, which was agreed to by the BOD.

Ranch Manager's Report:

Gray started by announcing a unanimous BOD vote on January 13th to approve the purchase of golf course tools and equipment.

The basin ditch BOD meeting is postponed from Jan 19 to a future date.

2021 fees were \$7,257 and 2022 fees were \$10,246 of which the RRF has a 13% responsibility.

Thanks to Gus and Lupe for the plowing done after the many snowfalls we have had on the Ranch.

There was fencing in the equestrian area that was damaged and repaired over the weekend.

There may be a subsequent burn of the burn pile on Jan 31.

Bob O'Brien working the Ranch Creek improvement project and ice mitigation. Some icing is unavoidable.

The new CPAs are compiling and submitting records.

Kevin Madison is working on the electrical control panel for the lift station in conjunction with Velocity Plant Services (references checked) with a completion date of 1 July 2023 but may be done by late April/early May.

Gray then explained two BOD action items:

1. Establishing the date for the annual meeting (Saturday, July 22nd at 10:30 am)
2. 2 contracts for Daly landscaping for the condo parcel and common element, which is reduced by \$3,500 from the previous contract.

A motion to approve the new landscaping contract in the amount of \$45k for the condo parcel and \$20k for the common element was made by Tom McDermott/Chip Gerber seconded.

Motion passed unanimously.

Roundtable comments:

Andrew Yager asked permission to fly his drone to take aerial pictures of the RV lot. Approved

Jeff Basler asked for a public forum to discuss 2023 BOD priorities. Approved

The next HOA BOD meeting was scheduled for Monday, March 6th at 4:00 pm.

A motion to adjourn was made by McDermott/Yager (Motion Passed)

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD