

**Ranch at Roaring Fork
Condo Advisory Committee
Minutes
February 21, 2024**

Attendees: Jason Fitzhugh (Chair), Bob Hurley (Secretary)
Jon Thomas, Dan Colton, Betsy Glen, Jeff Basler (Board Liaison)

Meeting Start: 9:30 a.m.
Meeting End: 11:20 a.m.

Next Meeting: March 24, 2024
9:30 a.m.

Minutes:

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

Old Business:

1. Condo Owner Communication:
 - a. Jon believes that the Ranch Office is not going to pursue obtaining email addresses for all the owners of condos with fractional ownership. So the question remains, what does the CAC do now? Betsy shared that we can go to the Garfield County to see all ownership of the condos at the Ranch. The only drawback is that some of the condos are owned by LLC's which shelters the real ownership. CAC isn't sure how many of these multi-owner condos exist out of the 60. Based on the Garfield records, it might be 9 or 10 units, or 15-20%. The Ranch office has a form that when completed by a fractional owner, grants the Ranch permission to list that owner on emails from the Ranch. Members of the CAC agreed that Jason could reach out to Gray and request that he send an email (drafted by the CAC) to all condo owners, and particularly managing partners of multi-owner condos, requesting that they complete the form for all their respective owners, and return the form to the Ranch office. If this effort proves futile, then the group concluded that we pursue this information by reaching out directly to these groups to obtain this information.
2. Landscaping Plan:
 - a. Jason updated the CAC regarding recent meetings with Jason Jones from SAVATREE. The Committee discussed the budget impact of this work on Condo reserves and further, other

projects that are coming down the road with spring maintenance work on the sprinklers, landscaping of the garden around Building 14, and other related issues. A decision needs to be made regarding the SAVATREE proposal soon. Bob raised the question of which financial pot this proposal would be paid from, which led to the topic of the Dashboard Summary Report and page 2 specifically, which deals with the Condo Funds. See no. 3 below for more details.

3. Dashboard Summary Report 7.2 (DSR):

- a. Bob asked CAC members to focus on page 2 of the DSR which summarizes financial information posted on the Ranch website. Bob detailed the difference between the "operating fund" and the "reserve fund." Currently the CAC is reviewing the SAVATREE proposal and plans on charging the reserve account for payment. Bob questioned how we use up the current balance of \$41,533.57 of "operating fund." (**Ranch Financials dated 12/31/23; account 3120**) Bob further questioned why it is a foregone conclusion that tree replacement and maintenance of trees is solely a condo responsibility. The landscaping is on "Common Element" which should at least open a conversation regarding who pays for this proposal and maybe more importantly, future landscaping work. Bob further suggested that this conversation may be similar to how many of the general Ranch expenses are proportioned between the Condos and the rest of the Ranch. Bob volunteered to put together a list of questions regarding financial questions that can be submitted to Mitch Hoffman and Chip Gerber for clarification.

4. Electric Vehicle Charging Stations:

- a. Jon summarized the current costs to construct these charging stations near the tennis courts. We are still waiting what rebate dollars Holy Cross Electric can provide to the project. Jon indicated that Pinnacle's proposal increased by a couple of thousand dollars in order to add an adaptation to provide efficient power sharing for each station when there is only one car charging instead of 2. Jon/Jason will approach the Board soon to obtain the non-binding Letter of Intent to move this project forward.

5. Storage:

- a. This is an old topic that has been postponed due to the progress of the larger Condominium Construction Project. It appears that some members of the Ranch Board don't see this as an important issue. Jeff prepared a draft of a survey to the Condo community regarding the storage issue. Brian Pettet wants any survey to include the greater community, should it actually be submitted. There was a lot of conversation regarding where a storage solution could be provided especially with an eye on the lot near the maintenance area. Timing on this topic will be important. There is a conflict with Condo owners being mandated to clean up their respective properties now that the construction process is coming to an end and the very limited storage available in the carports. The CAC believes that solutions are available and need to be seriously discussed.

6. Miscellaneous:

- a. There are a number of questions regarding financial information for the condos. Also, the 5-10 year capital expenditure plan needs further explanation and details. Bob will be putting together a question sheet which will be submitted to the CAC for further evaluation. After that exercise, the CAC plans to submit the questions to Mitch and Chip for review.