

Ranch at Roaring Fork HOA

Board of Directors Meeting

Minutes

January 9, 2023

Present for the meeting:

Brian Pettet, Andrew Yager, Gray Bower

Jeff Basler, Mitch Hoffman, Chip Gerber, Bill Neveu, and Tom McDermott called in.

BOD Meeting convened at 4:00 pm by Brian Pettet

Homeowner comments: none

Minutes:

Motion to approve the December 5, 2022, minutes (McDermott/Hoffman) **Motion passed unanimously**

Financials:

Mitch Hoffman reported on accounts payable for the month. Payment of approximately \$38,000 to Dalby Accounting. A change of accounting firms will cost approximately \$19,500 for the Audit and Tax Return combined if allowed to move forward, and the audit report is likely to be received in May or June 2023. Accounts receivable outstanding amounts of approximately \$12,000 from 480 Stagecoach Lane and approximately \$7,000 from Condo Unit 293.

Board Topics:

Fire Mitigation:

Andrew Yager reported that recent snowfall is helping

North Parcel Project:

Bill Neveu reported that we are still waiting for the RFP from Holy Cross Energy

Governing Documents:

Tom McDermott reported that an updated boundary survey is included in the Board packets and that he anticipates a vote to accept along with other changes at the February meeting.

Infrastructure:

Chip Gerber mentioned there is good progress on the lift station pump and ancillary controls with a cost of \$76,310.55 (to be shared with AE and St Finnbar). A motion was made by Brian Pettet to approve \$76,310.55 for the lift station project contingent on a positive reference check

conducted by Gray (2nd McDermott). Chip also mentioned that there was a 5% provision for soft costs. **Motion passed unanimously.**

Leasing Policy:

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

Ranch Manager's Report:

Gray wished everyone a happy New Year and thanked all the homeowners who came in with gifts over the holidays. Gray also mentioned that a couple of homeowners came to the office and complimented the staff and the board for running the Ranch better than they have seen since 1999.

As an update, committee reports are available on the Ranch website, with the FWAC report for this meeting also available. The financials for Q3 2022 as well as the 2021 audit report are also available on the website.

There was an ice dam that pushed through and cleared, averting the need for Bob O'Brien and his team to deal with it.

There is a request from the board in the packet for services costs, namely waste collection. We are unable to join with the town of Carbondale on their services, and after talking with Mountain Waste, their costs are 2.5 times the cost of our provider, Waste Management, so there will be no change. We have budgeted \$45,000 for once per week trash and recycling collection.

There is an operations allocation review for 2022 included in the packet for reference.

A review of the RV storage lot shows 6 spots that can handle 60' depth out of 46 total. Looking to have a proposal prior to the April renewals.

On January 3rd, completed EQR true ups for Aspen Equestrian and St Finnbar. AE is fully built out except for 1 lot.

The capital cost-sharing summary for 2022 is also included in the packet.

The board was emailed a new landscaping bid for the Ranch common area from Daly Property Services in the amount of \$23,500 which was subsequently reduced to \$20,000 due to Gray's efforts.

Working on a damaged water supply line in the equestrian area.

In contact with Tim McMichael, president of the board for the basin ditch, there will be a meeting on January 19th to finalize the 2021 and 2022 basin ditch billing which is a catch-up from the pandemic period. Brian asked Gray to attend that meeting.

The basin ditch blew out on our property last year (it runs directly behind the domestic water tank on the north parcel), and a culvert was installed, with costs being shared by all of the basin ditch shareholders in the valley.

Gray also thanked Chip Gerber and Anne Pirzadeh for their continued work on the condo project.

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

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

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD