

Ranch at Roaring Fork
Condo Advisory Committee
Minutes
January 24, 2024

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

Meeting Start: 9:04 a.m.
Meeting End: 11:28 a.m.

Next Meeting: February 21, 2024
9:00 a.m.

Minutes:

1. The November Minutes were formally approved by email.

Old Business:

1. Condo Owner Communication:
 - a. Jason summarized the issue as the Board and the Condo Committee being able to communicate with each and every condo owner/stakeholder via a blind email system, currently being handled by the Ranch manager. Some members of the CAC believe this issue is important especially with multi-owner groups, where some stakeholders are not receiving communications directly from the Ranch about any number of community issues. The CAC understands the law has changed regarding confidentiality on community directories, but conceptually, the CAC questions whether a list exists with 100% of the ownership of condos, and how many condos have more than a single owner. To this point, when an email message needs to be sent out to the Condo ownership, why can't it be delivered to all parties? Jeff felt this was an important issue and will discuss it further with the Board.
2. Landscaping Plan:
 - a. The issue of pruning and removing trees throughout the condominium parcel was discussed. Jason Jones from Aspen Savatree will be walking the property on Thursday, January 25th, in order to review and possibly refine the current proposal of \$22,591. Jason will be at the Ranch on Monday (29th) and will be walking the property once more to discuss the tree removal proposal with Jason. Bob had mentioned that we may wish to take telephone photos of all the trees

and shrubbery that will be affected. We should put these pictures on thumb drives for a permanent record of the "before and after" and corporate memory of the project. This was done when Bob and Jeff inventoried all the flatwork that required work prior to the Condo Construction Project commenced. This is an important topic due to insurance considerations, maximum height issues, as well as arborist evaluations based on health of plant materials.

3. Storage:

- a. This is an old topic that has been postponed due to the progress of the larger Condominium Construction Project. It remains an important issue to many condo owners, since the storage lockers are wanting in space, especially for permanent residents. There has been mixed response from the Ranch's Architectural Review Committee in granting sheds/additional lockers on LCE. Jeff suggested the idea of condo owners purchasing smaller sheds at Lowes that could be kept at the maintenance yard area, perhaps expanding the existing fenced in area. The idea of condo owners owning a shed or sharing a shed with another owner in order to store bigger personal items like bicycles and such. Fee structure can be determined later, if the idea gains traction. Previous CAC member Darcy Thornton had requested that the storage yard be landscaped to avoid the eye sore from her deck on the pond side. This idea could also be incorporated into a plan. The Committee did not make a recommendation regarding the storage topic. It was suggested that a survey of condo owners' opinions about the need for storage be submitted.

4. Condo Parcel 5-10 year capital expenditure plan/Dashboard Summary Report (DSR):

- a. These 2 topics were combined. The details in the 5-10 year plan were built into the DSR, especially into the Condo Reserve Account in order to show the impact of available cash in the future to fund these projects. There were questions about the timing and extent of the projects listed on the 5-10 year report as well as the origin of the report. Regardless of the accuracy of the numbers, the report provides guidance for projects that remain viable for the Condominium Parcel.

5. EV Charging Stations:

- a. Jason and Jon summarized the multiple meetings that have been held with Holy Cross Electric, Pinnacle Electric, and Colorado Charge Ahead since the last CAC meeting in November. Bob has also been included in all of these discussions. The cost parameters have been narrowed and should be refined in the near future, along with the equipment required, so that a motion can be made to the CAC at large, and then take the issue to the Ranch Board for further action. After the additional information is gathered, the next step is to present the CAC findings to the Ranch Board and request that a letter of intent be signed by the Board to be submitted to Charge Ahead Colorado. The letter of intent is required as a part of the application process for an EV grant. It would not commit the Ranch to go forward with the EV Project. The Committee was unanimously in support of this project subject to final cost considerations.

6. Outstanding Projects:

- a. This was generically covered. Bob has stated that in addition to the 5-10 year report, we need to have a list of all outstanding issues facing the condos and the CAC, with some sort of priority assigned to each project. Dan opined that the drainage issue may be more important than repairing staircases and that this topic should definitely be on the list. This list is especially important as we look at where we are going to spend the approximately \$42,000 left from the \$3 million dollar loan. The Committee has previously agreed that flatwork and other concrete issues should be earmarked for the remaining funds. As the CAC moves on from the Construction Project, CAC agendas should be reflective of prioritized projects.