



January 13, 2025 Meeting Minutes

A. Call to order

Roll Call: Office: Bill Neveu, Chip Gerber, Marcy Kneiper, Andrew Yeager, Anne Pirzadeh,
Lee Gaglione Phone: Mitch Hoffman

B. Homeowner Comments

- a. Greg Williams #105 – requests information about Managers’ departure
 - i. The BOD informed owners of where we stand and what transpired as much as is known and this discussion is detailed further in the “Board Topics” section
- b. Jason Fitzhugh *Condo Advisory Committee Chair –
- c. Ken Jarvik – Has concerns about the Special Assessment addressing repaving over water/sewer issues
 - i. Chip: the BOD is following the advice of our Bourne Study which is our 25 year guiding plan
 - 1. The sewer line issues will be specific to particular lines needing attention and will be dealt with in smaller sections, whereas the repaving will be a more comprehensive project
- d. Mary Dybicz – Waste Water Treatment Plant concerns as to where we stand
 - i. Bill: we are working on replacing the WWTP blowers and mixers and hope to have additional information and repairs next week

C. Approval of last meeting’s minutes

- a. Motion to approve – Lee/Bill
 - i. Approval: Unanimous

D. Financials: Mitch

- a. 2025 Budget has been approved
- b. Accounts Receivable – Over \$10k
 - i. Nothing to report
- c. Accounts Payable – Over \$10k
 - i. \$21,241 High Country Utility *WWTP repairs
- d. Owner Comments:
 - i. Mary Dybicz –
 - 1. can we get the audits earlier
 - a. Mitch will try to get them earlier
 - 2. When will the January owner invoices go out
 - a. Now that the budget is approved the billing will go out to owners in the next days

3. How will the owners pay the Special Assessment (\$3k)
 - a. Options: all at once, monthly, or by the due date of September 1, 2025

E. Board Topics

- a. ICA Enterprises/ Bowers
 - i. The Bowers were terminated by the Ranch on December 13, 2025 for cause of gross mismanagement of the Association's water supply system, including both potable water and waste water systems.
 1. All information and all documents that they were holding have been returned and no payments were made to the management company by the Ranch
 - ii. The BOD is in the process of assessing what management options are available and will be submitting RFPs for qualified services
 1. The BOD has acquired the services of an accounting team until a replacement is in place and the BOD is acting to attend to the day to day operations until that time
- b. Waste Water Treatment Facility – Bill
 - i. We have hired a new utilities company, High Country Utility, who has been doing a great job helping to repair the WWTP and flushing hydrants
 1. Looking into repairing and replacing mixers, fans and motors
 2. The plant has been pumped out and flushed
 3. Bill has been in touch with the State to make certain that we are following state code compliance
 4. The estimated cost of repairs is \$80-100k with a portion to be shared by St. Finbar
- c. EV Charging station – Jason
 - i. There are some great grants and funding both federal and local that encourage this project
 1. Overall estimate about \$52k with funding from Federal \$27k, Holy Cross \$12k and potentially additional assistance from Pinnacle
 - ii. Owners would have private access codes for payments
 - iii. He will make a full presentation at the February meeting
- d. Draft Declarations update – Anne
 - i. We will continue to take additional feedback and have another review in February with a workable draft sent to owners
 1. This will be updated on the website
 - ii. Guy Hatch #273 requests that there be on original version redlined with the adjustments for reference
- e. Ranch Operations Guide/Manual
 - i. The BOD is working on a comprehensive manual
 1. Owner input is welcome

- f. Golf Shop Sewer Blockage – Bill
 - i. Rotor Rooter found the blockage and removed it
 - ii. The line will be connected to another existing sewer line which will require about a 260' of trenching and piping and will be done in-house
- F. Manager Report: NA
- G. Round Table
 - a. Andrew: Website
 - i. Motion: terminate our current website developer, switch over to WordPress and keep this in house. Seconded my Marcy
 - 1. Approval unanimous
- H. Next meeting is scheduled for February 10 at 4pm
- I. Move to Executive Session
- J. Motion to adjourn Anne/Marcy
 - i. Approve: unanimous

ACTION ITEMS	OWNER(S)	DEADLINE	STATUS
Terminate web developer	Andrew		
Playground netting removed & CRR furniture & signs repaired	Gus		
Cloud storage	Andrew/Chip		Working on more info
Declaration versions original vs. current	Anne/Wilton		
Ranch Op Manual	Marcy/Lee		