

**Ranch at Roaring Fork HOA**

**Board of Directors**

**Meeting Minutes**

**July 3, 2023**

**Present for the meeting:**

Brian Pettet, Chip Gerber, Bill Neveu, Gray Bower

CC: Mitch Hoffman, and Tom McDermott called in. Andrew Yager and Jeff Basler not present

**BOD Meeting convened at 4:00 pm by Brian Pettet**

**Homeowner comments:**

Peter Breitenstein made the following comments and questions: He is against the pickleball courts concept without surveying the community. He is in favor of building more condos, eliminating the tennis courts, cutting the putting green in half, and relocating the gazebo. Do we know the last time Colorow was dredged and the associated cost? When will Lake Colorow be dredged again, and the cost associated? Same questions regarding the Condo pond. Do we know if our water storage rights have been compromised by sediment that has accumulated in our ponds?

Polly Tucker asked for permission to host a small band (The Mile Markers) on Sunday the 9<sup>th</sup> of July that would play at the gazebo area between the hours of 5pm-7pm. The Board approved.

**Minutes:**

**Motion to approve** the June 5, 2023, minutes (Chip Gerber/Tom McDermott) **Motion passed 4-0 (Pettet, Gerber, McDermott, Neveu)**

**Financials:**

Mitch Hoffman reported that Accounts Payable showed payments of \$46,630 to Velocity Plant Services, a reimbursement of \$21k to the pickleball group, and a transfer of funds to the condo loan in the amount of \$19,400. Accounts Receivable show \$14,680 due from 480 Stagecoach Lane. Golf operations doing well, June 2023 numbers at \$50,350 versus \$44,500 in June of 2022. Gwen Ballard asked the question, are all expenses and revenues borne by the contractor (RVR Golf)? Brian Pettet confirmed that is the case.

**Board Topics:**

**Fire Mitigation:** Andrew Yager not present to report

**Governing Documents:** Tom McDermott reported that the legal team was looking to have the declarations ready by the end of July. Hoping to have some information available to the homeowners for the annual meeting. Nothing yet on the bylaws.

**Infrastructure:** Chip Gerber reported that the lift station pump project is complete. Also explained that another project underway to line approximately 200' of sewer pipe in September. More details from Gray.

**Leasing Policy:** Jeff Basler not present to report

**Ranch Manager's Report:**

Gray started with reminders and follow-up:

An email vote was sent and approved unanimously on June 23 which included updates to condo parking in the Ranch Rules revision.

A speed bump has been installed on Surrey St near the relay station.

Vector Mosquito Management was working on the CRR on June 15.

Birds Beware will be doing exterior window cleaning on the condos September 11<sup>th</sup> and 12<sup>th</sup>. This is a rescheduled date due to concrete work on the condo project.

Homeowners are reminded to please keep your pets on-leash when not on the CRR per Ranch rules.

The FWAC stocked an additional 300 trout on June 23<sup>rd</sup> to complete the original order of fish. Fishing badge sales are now above \$90k for the 2023 season.

The lift station upgrades included pumps and an electrical panel that was replaced. This was all part of the 5yr capital improvement plan. Thanks also to the contractors on this project.

Thanks to the Ranch staff for their ongoing work. An equipment experiment was conducted this week, renting a heavy-duty skid-steer and high-flow brush hog attachment. Rental for the week was approximately \$2,500. This considered must-have equipment for the Ranch based upon increased capability to remove unwanted vegetation and aid in fire mitigation. A proposal will be in the 2024 budget plan to obtain this type of equipment for Ranch.

A 200' section of sewer line on Stagecoach Lane between the office and the Hunt property needs lining at the cost of \$39,995. This will be completed in September and is also part of the 5yr capital improvement plan.

The annual meeting will be held on Saturday, 22 July at 10:30am. Packets were mailed to residents today.

**Round Table Comments:**

Bill Neveu: none

Tom McDermott-asked for an executive summary on capital expenditures.

Chip Gerber-the CRR looks fantastic, thanks Staff and Gray

Mitch Hoffman-none

Brian Pettet-encouraged people to vote in the upcoming BOD election

The next HOA BOD meeting was scheduled for Monday, August 7<sup>th</sup>, at 4:00 pm.

**A motion to adjourn was made by (Chip Gerber/Bill Neveu) Motion Passed**

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD