

Ranch at Roaring Fork HOA

Board of Directors

Meeting Minutes

June 5, 2023

Present for the meeting:

Brian Pettet, Andrew Yager, Bill Neveu, Gray Bower

CC: Chip Gerber, Jeff Basler, Mitch Hoffman, and Tom McDermott called in.

BOD Meeting convened at 4:00 pm by Brian Pettet

Homeowner comments:

Stephanie McConaughy thanked Gus and Lupe for their work on the RRF front entrance and their mowing of the CRR.

Anne Pirzadeh mentioned the need for action on behalf of the CAC in regard to the Ranch Rules, specifically parking and storage around the condos.

Marshall Whiting asked about the status of the AAC and if there was a newly constituted committee? Brian Pettet explained that no volunteers from the community had come forward to join the AAC, and that minor architectural applications would be handled by the RRF Manager, and major architectural applications would come to the Board for resolution. Marshall also asked about the pickleball court project, Brian explained that would be addressed later in the meeting.

Minutes:

Motion to approve the May 8, 2023, minutes (Tom McDermott/Jeff Basler) **Motion passed unanimously**

Financials:

Mitch Hoffman reported that Accounts Payable showed payments of \$18.5k to Lilley Fisheries for fish stocking and \$11.5k for the Condo Restoration project. Accounts Receivable showed \$14,226 due from 480 Stagecoach Lane, with \$13,318 being greater than 90 days overdue. Mitch mentioned that the Ranch has new financial auditors this year, and Brian mentioned golf revenues are up in 2023 from 2022, which was a record year financially.

Board Topics:

CAC Rules adoption: Brian explained that the rental season is at peak and asked if any Board members had questions regarding the new Ranch Rules language in the packets. Brian then asked Gray to explain enforcement provisions. Gray explained that the language would be reviewed by our attorneys and went on to give examples that might be difficult to enforce,

necessitating some changes to the language. Tom McDermott asked that the attorneys he is working with on the governing documents refresh be copied on the new language. Jeff Basler suggested that we initiate a badging program for vehicles on the Ranch to distinguish between visitors and homeowners in order to help with parking use concerns. Anticipate a Board vote prior to the July meeting to approve the new language.

Fire Mitigation: Andrew Yager reported that Holy Cross Energy has been actively cleaning up underbrush and tall standing cottonwood trees near the old skeet range.

Governing Documents: Tom McDermott thanked Andrew Yager for his work converting the governing documents into an editable format. Starting to look at the “must and should language”. Cost estimate is \$4-6k range to get this done. Anticipate 1-2 months to get this work done.

Infrastructure: Chip Gerber reported that vendors have been contacted for lining of the sewer line (approximately 200'), one bid was returned from Roto-Rooter, probably moving this project toward the end of Summer so as to focus on re-roofing the digester building first. More detail at the July meeting.

Leasing Policy: Jeff Basler reviewed metrics relative to lease registrations from 2021 (232), 2022 (324), and 2023 projection (398).

Pickleball: Brian Pettet gave a brief history of the resurfacing attempt to date. Since the May meeting, other questions arose and the decision to move forward was reconsidered. This is not unusual to reconsider past decisions. We bring the subject back today with time on our side. No contract has been signed. The Board needs to take more definitive action. On the call was Kyle from Athletic CourtSurfaces. Kyle gave a presentation and was available for questions on the 4 options his company could provide. The Board settled on sending out an RFP and looking for bidders as the path forward.

Ranch Manager's Report:

Gray started with reminders and follow-up:

Xfinity outage occurred today, voicemail and email were out until just before this meeting.

An email vote was sent and approved unanimously on 11 May for an additional privacy fence at 311 Stagecoach Dr.

FWAC advises stocking of 1300 trout occurred on 18 May with 200 more fish coming in late June.

Fishing badge sales are upward of \$82k

Lift station system replacement will start on June 12. A large storage tank will be brought in for sewage bypass for 25 homes on the west side of the Ranch. The project should be complete by the end of next week.

Thank you to the Ranch staff for their ongoing work.

Thank you to Melinda for her work with the new accountants and all the associated requests.

Daly Landscaping will be working around the condos this week working irrigation issues.

Birds Beware will be doing window washing (exterior) of the condos July 11 and 12.

Estimates for sewer lining, part of the 5yr plan.

Painted the speed bumps throughout the Ranch

Board requested speed mitigation tools are in the board packet

Annual meeting reminder, Saturday July 22, at 10:30 am. There are two open board positions, taking application until July 15th.

Brian Pettet started the discussion about speed mitigation devices, it was decided to install a plastic (removeable) speed bump on Surrey Street near the old relay station. Resident feedback requested.

Round Table Comments:

Andrew Yager-suggested monetizing golf course overflow parking

Jeff Basler-none

Tom McDermott-none

Chip Gerber-none

Bill Neveu-none

Mitch Hoffman-none

Brian Pettet-none

The next HOA BOD meeting was scheduled for Monday, July 3rd at 4:00 pm.

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

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD