

**Ranch at Roaring Fork
Condo Advisory Committee
Minutes
June 27, 2024**

Attendees: Jason Fitzhugh (Chair), Bob Hurley (Secretary)
Jon Thomas, Betsy Glen, David Carrera, Dan Colton

Absent: Jeff Basler (Board Liaison)
Guest: Anne Pirzadeh

Meeting Start: 9:30 a.m.
Meeting End: 11:03 a.m.

Next Meeting: August 22, 2024
9:30 a.m.

Minutes:

1. The May 2024 Minutes were formally approved by email.

Old Business:

1. Tree Trimming:
 - a. This has been the top priority for the Committee over the last 6 months. Jason reported the work was completed. The Committee will be looking next at tree replacement as part of the overall landscaping plan.
2. Irrigation Head Relocation:
 - a. Jason reported that the relocation has been completed successfully. In addition all sprinkler heads located on Common Element surrounding the condo buildings work properly.
3. Staircases on Buildings 9 and 14:
 - a. Work is underway and should be completed within the next couple of weeks by Jones Construction Company (Steven Jones). Dave reported that the beam at the top of stairway on building 14 needs replacement, which will be part of this process. He also questioned whether we had replacement siding and trim coil available when the work is completed. Anne reported that now that this work is almost done, the staircases on Buildings 2 and 5 are the only remaining work to be done.

4. Landscaping:

- a. The "Model Building Landscaping Project" is currently being quoted. This will include Daley's recommendation as to how to step down the irrigation to 2 garden beds (4 feet by 50 feet) on each side of Building 14 respectively. Also included in this work would include small garden beds on each side of the staircase. A proposal will be available for the CAC soon.
- b. Betsy questioned why only 2 trees are scheduled for planting. Building 5 is considered a desert on the north side and should probably have more trees. The irrigation system needs modification in order to accommodate planting more trees. Building 5 has a number of drainage issues. Concepts including a "rain garden" and a "valley drain" are being considered, but will be delayed in order to be coordinated with the larger asphalt redesign of the road outside the building. Dan also reported that the building also has to deal with the drainage coming from condos on the golf course side.

5. Chimney Cleaning:

- a. This project is performed every three years. This was last done in 2021. Jason will contact Gray regarding getting this task done. We will need to contact the Condo residents that this will be performed soon. Due to insurance requirements, this is not optional. The inspection work is performed from the roof down, so that entry into the various condos is not required. Should cleaning be required, respective owners will be notified and will be responsible for the costs.

6. EV Charging Stations:

- a. Jon updated the CAC that there is a cohort is being assembled with 4-5 communities interested in the EV issue. Jon indicated that there may be more funds available to further reduce the cost to the Ranch for EV chargers. This cohort may be able to obtain/provide upwards of 30% cost reduction for the products involved with the project. Jon was hopeful that the final cost to the Ranch might get as low as \$5,000 after everything is said and done. The Ranch Board has issued the letter of intent and Jon and Jason are keeping in touch with all the parties involved in the process. Dan reminded the CAC that there is a window of opportunity here that will close sooner rather than later. Once a final number for the project is obtain, Jon wasn't sure how the Ranch Board will go forward to finalize the deal. Clearly, this will be the new Board's issue in the upcoming months.

New Business:

1. Ranch Declarations:
 - a. Version 3 of the Ranch Decs is being distributed for further review. Tom McDermott, Greg Williams and one other person are responsible for the redraft. This is a very important task and will have an impact on the Ranch residents for years to come. The Decs were originally drafted for the Ranch community when it was a planned community of condominiums with a pool, golf course and equestrian center. After bankruptcy, the community was redesigned to include private homes. Colorado has revised homeowners' rules with Colorado Common Interest Ownership Act (CCIOA, pronounced Kiowa). All of these actions have left the Decs needing changes. The CAC should get a copy in the near future. Bob asked for a redline version to make it easier to review any suggested changes. Dan also asked that whenever the formal process for approval is put forward, that graphic diagrams be included to assist in the understanding of suggested changes. Anne indicated that when a vote takes place, 104 out of the 160 units will be required, with a majority of the 104 votes or more determining the final outcome.
2. Notice of Violation:
 - a. Unit 261 has built a shed that is oversized. It is 9-10 foot tall and was not officially approved. Jason asked for opinions on the issue. The unit owner talked to a number of the owners of the building for their input, but did not get approval from the Ranch. Bob felt strongly that this would set a terrible precedent allowing for a small set of owners the ability to override the Ranch's Rules and Regulations. The CAC believes that the shed needs to be removed or modified to be in compliance with the Ranch Rules at the owner's expense. This issued reinforced the opinion that more storage needs to be available for Condo owners on the Ranch property.
3. Other:
 - a. Anne announced that she is running for the Ranch Board and would appreciate support.
 - b. The Ranch Annual Meeting is scheduled for Saturday, July 28th.
 - c. The CAC July meeting will be cancelled. Jason will be giving a report at the Annual Meeting.
 - d. Jason asked that if there are any other topics of interest, email them to him for the next meeting.