

Ranch at Roaring Fork HOA
Board of Directors Meeting Minutes
March 6, 2023

Present for the meeting:

Brian Pettet, Bill Neveu, Andrew Yager, Gray Bower

CC: Mitch Hoffman, Chip Gerber, and Tom McDermott called in. Jeff Basler notified the BOD that he would be unavailable and was absent

BOD Meeting convened at 4:00 pm by Brian Pettet

Homeowner comments:

Tom Vail briefed that he is coordinating with RVR Golf in the transition. They are clearing snow off of the greens on the course, there is no evidence of snow damage. Brian Pettet thanked Tom for the smooth transition and mentioned that the Ranch had a signed 1-yr contract with RVR as of today.

Bill Neveu spoke on behalf of a homeowner requesting more dog waste stations on the Ranch to deal with dog waste that is not being picked up by owners, specifically at the west end of Surrey St, near the WWTP by the Trophy Ponds, and by the old skeet range parking area.

Minutes:

Motion to approve the February 6, 2023, minutes (Tom McDermott/Chip Gerber) **Motion passed unanimously**

Committee Reports:

CAC: Anne Pirzadeh briefed that the condo renovation project was still within budget and expected to remain within budget. All of the gutters, stonework, siding, and plumbing were paid for. Punch list items are projected to be completed in April 2023, and the dry wells installed around the carports have dramatically improved drainage. The concrete flatwork and deck work on stairwells will be completed within the original 18-month timeline. Tom McDermott asked if there was any schedule on where and when the flatwork will be done, Anne explained that Sterling will be working that issue for the sidewalks and patios, and that there was \$160k set aside for that work. Anne then requested approval for a \$2k retainer of \$11.5k total for Pinon Sage Landscaping to develop a master landscaping plan for the condos (currently budgeted for \$20k). One (1) building out of the 14 will be done this year as a template. **A motion to approve \$11.5k for the master landscaping plan (Bill Neveu/Mitch Hoffman) Motion passed unanimously.**

Financials:

Mitch Hoffman reported there was nothing significant to report on accounts payable for the month. Accounts receivable outstanding amounts of approximately \$13,300 from 480

Stagecoach Lane. Mitch went on to explain that he is setting up QuickBooks on-line, and that he was reconciling our accounts and not using the CPAs to do that anymore. Chip mentioned how this was saving the Ranch money, and what a great job Mitch was doing.

Board Topics:

Fire Mitigation: Nothing new to report from Andrew Yager

North Parcel Project: Bill Neveu handed off to Ed Kern who explained how he had cross-checked engineering details against Sunsense Solar proposals including financials that were pending incentives. He concluded that Sunsense pricing is reasonable based on modelling. Ed discussed other potential PV operations regarding solar panels being set up at locations such as the water pump house and WWTP to offset our electric costs. Tom McDermott asked about net gain vs tax rate, and what O&M on Ed's spreadsheet covers; Ed explained that was for maintenance and panel cleaning on the devices.

Governing Documents: Tom McDermott advised of Wilton Anderson's recommendations to prioritize updates and changes into may/should/must criteria. Mitch asked for a Word document with track changes for the BOD to edit the should/must categories.

Infrastructure: Chip Gerber had nothing new to report.

Leasing Policy: Jeff Basler was not available for comment.

2023 RV/Storage Lot Policy: As discussion from the February meeting continued, the proposals of \$250 and \$500 fees for the 30' and 60' lot spaces as previously proposed was opened up for BOD comments. Bill Neveu started by saying that the increased costs were arbitrary and unwarranted as there was no associated overhead increase to warrant the new fee structure. Andrew Yager asked that we look at reformatting the RV spaces and reallocating, also commenting that the new fee proposals were arbitrary. Mitch Hoffman discussed direct and indirect costs associated on the Ranch and the need to spread those costs out. Tom McDermott mentioned value added. **A motion was made** to increase all RV lot space fees to \$250 (Mitch Hoffman/Tom McDermott) In favor: Mitch Hoffman, Tom McDermott. Against: Bill Neveu, Andrew Yager, Brian Pettet, and Chip Gerber. **Motion failed.** **A second motion was made** to increase fees to \$200 and \$400 for 30' and 60' spots respectively, contingent on using the increases to improve and expand the RV lot (Brian Pettet/Tom McDermott). **Motion passed unanimously.**

Pickleball: **A motion was made** to approve \$2k for pickleball court assessment by contractor (Grand River Construction) on the current tennis courts (Bill Neveu/Andrew Yager). In favor: Bill Neveu, Andrew Yager, Brian Pettet, Mitch Hoffman, and Tom McDermott. Against: Chip Gerber. **Motion passed.**

Ranch Manager's Report:

Gray started by announcing that on 21 Feb, the BOD voted to approve (6 in favor and 1 abstention/Yager) the "Woodscapes" palette paint colors at 131 Ranch Creek Lane.

On 10 Feb, the BOD unanimously approved the Management Agreement that was also signed and executed on 10 Feb.

On 24 Feb, the BOD voted to approve (6 in favor, 1 against/Yager) the Golf Course Management Agreement that was signed and executed on 6 Mar.

All arrangements and bookings have been completed for the annual HOA meeting to be held Saturday, 22 July at 10:30 am.

Landscaping contracts with Daly Property Services for both the Condo Parcel and Common areas have been signed, services to begin mid-April.

There were 3 property Ownership transfers completed this past month – 2 single family homes and 1 condo. Thank you, Melinda for all your hard work with the new owners, realtors, lenders, and title closing agents on those transactions.

Condo unit #293 sold – this property had outstanding assessments as well as lease violation fines that were collected out of closing.

2023 fishing badge applications and information was emailed to all homeowners on 14 Feb, and as of today, badge sales and donations are at more than \$20k.

There was a prior announcement in January regarding backup well pumps as part of the capital plan provided by RFE. We have confirmed there are 2 functional backup well pumps inside the WWTP.

We were recently notified by the Ranch wastewater service provider that a return sludge pump went out and we are now using our backup return sludge pump. In addition, we are needing a smaller scum pit sludge pump and a backup scum pit sludge pump and expect to have estimates for these pumps at the next BOD meeting for approval.

The 2022 YTD financial report has been completed and is now on the Ranch website.

A preliminary proposal to reconfigure the Architectural Guidelines with the assistance of ACL for a format that would better define minor/major applications and allow the Ranch Manager to approve all minor applications with all major applications going before the BOD, streamlining the overall approval process.

The next HOA BOD meeting was scheduled for Monday, April 10th at 4:00 pm.

A motion to adjourn was made by Andrew Yager/Bill Neveu (Motion Passed)

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD