

**Ranch at Roaring Fork
Condo Advisory Committee
Minutes
March 20, 2024**

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

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

Meeting Start: 9:30 a.m.
Meeting End: 10:58 a.m.

Next Meeting: April 26, 2024
9:30 a.m.

Minutes:

1. The February 2024 Minutes were formally approved by email. Bob however made a small correction to start the meeting. The approved February minutes showed the next meeting to be on March 24, 2024, which should have read March 20, 2024.

Old Business:

1. Tree Trimming:
 - a. Jason updated the Committee that most of the tree trimming work has been completed. The Board approved \$22,900 for the work to be performed. Phase I cost about \$16,000 which has been completed, and the work was verified by Jason and Betsy. Phase II will commence in early April with the remaining \$6,900 to be spent at that time. Bob believes that any future work should be analyzed to review specific responsibility for trees on Condo parcel versus Ranch parcel. Anne interjected that such allocations were reviewed about 15 years ago for all operating expenses. The CAC might want to look at such things as maintenance costs for sprinkler heads and sewer systems might not be entirely Condo responsibility.
2. EV Charging Stations:
 - a. Jason and Jon updated Brian Petitt on the extensive due diligence that the CAC has performed since the original community wide survey was performed. Based on the recent work, Brian has agreed to have the subject of the EV Chargers added to the April agenda in order that Jason and

Jon could update the entire Board and put forward the request for the Board to approve a non-binding letter of intent in order for the CAC/Ranch to pursue grant monies available with Colorado Charge Ahead, and to a lesser degree, Holy Cross Electric. Jon is hopeful that we will be able to obtain 80% of the funding through grants from Holy Cross Electric and Colorado Charge Ahead. We may also eventually align ourselves with other communities who are dealing with the same issues.

3. Flatwork Update:

- a. Darius Pirzadeh will be meeting with the project contractors the first week of April to finalize this work. This work represents about \$25,000 of the remaining \$40,000 in the project \$3,000,000 budget.

4. Spring Clean Up:

- a. Jason wants to put out an email to the Condo community to advise owners that it is time to clean their respective properties, especially now that the Renovation Project is virtually completed. Conversation shifted to the Ranch Rules and Regulations which were recently reviewed by the Committee and the Board. The Committee is concerned about property cleanup and parking in particular. Compliance to the Ranch rules was unofficially suspended during the project, but as we go into spring, it is time to look at these issues again. Jason suggested an upbeat email reminding the Condo owners that it was time to deal with these issues.

5. Condominium Annual Report:

- a. Bob had reminded the CAC that historically an annual report was sent out to Condo owners in May each year. Anne interjected that last year the report was written in tandem with Ranch documents for the HOA Annual Meeting. The Committee conversation looked to combined the Spring Clean Up memo along with the Annual Report.

6. Storage:

- a. The CAC decided to table this issue for the time being.

7. Miscellaneous:

- a. There are a number of questions regarding financial information for the condos. Also, the 5-10 year capital expenditure plan needs further explanation and details. Bob

will be putting together a question sheet which will be submitted to the CAC for further evaluation. After that exercise, the CAC plans to submit the questions to Mitch and Chip for review.