



March 10, 2025 Meeting Minutes

A. Call to Order

Roll Call: Office: Bill Neveu, Chip Gerber, Marcy Kneiper, Andrew Yager, Anne Pirzadeh, Lee Gaglione
Phone: Mitch Hoffman
Staff: Gus Amador

B. Homeowner Comments

- a. Maureen Williams #105 – Opposes the EV charging station that doesn't benefit entire community
 - i. 2025 special assessment should be open to various uses including water
- b. Marshal any plans to dredge Ranch Creek?
 - i. Chip will get update after speaking with MJ

C. Approval of last meeting's minutes

- a. Motion to approve – Lee/Anne
 - i. Approval: Unanimous

D. Financials: Chip

- a. Accounts Receivable – Over \$10k
 - i. \$36k High Country Utility (WWTP) includes electrical work
- b. Accounts Payable – Over \$10k
 - i. NA
- c. YTD and Monthly Financials should be final next week

E. Board Topics

- a. Infrastructure update – Bill
- 1) Fire Hydrant #17 has been repaired
 - a) New hydrant will be used at either end of the Ranch
 - b) More frequent flushing causes additional flooding around hydrants so don't worry this is common
- 2) Golf Course plumbing is forthcoming in next weeks
 - i. Trenching and connecting pipes to an existing pipe
- b. Wastewater Treatment Plant is operational
 - i. Outbuildings need repair
 - ii. CO Analytical will be doing sample testing for the state compliance
 - iii. Components will be repaired/replaced as we progress
- 3) Ranch Equipment Needs – Gus
 - a) Skid Steer and Sweeper, Compactor, Big Chipper would help to maintain Ranch roads and property maintenance including fire mitigation,
 - b) Wish List will be put together and prioritized
 - c) Screeners for soil, gravel, compost...

- d) Basin Ditch needs to be cleaned and it's a very big job
- e) Dumpsters need to be bigger with better (bearproof and big enough for trucks)

- 4) Property Management RFP update - Anne
 - a) BOD is scheduling meetings with candidates and decisions will be upcoming
 - i) BOD has had meetings with all candidates and working to find the perfect fit
- 5) Ken Collins e-bike vote with an end-time after recovery 6-8 months
 - a) Motion to approve Marcy/Anne
 - b) Result: Approval - unanimous
- 6) Manager Report: Chip
 - a) Special Assessment was originally for repaving, but we will use some of this for Domestic Water

F. Round Table

- a. Anne is working on RV lot registrations
 - i. Wait list is growing
 - ii. Payments and Registrations for RV lot is due April 1
 - 1. If not auto payment, checks can be left in the secure silver slot at the office
- b. Fishing Badges will be ready April 1st
 - i. Previous year badges must be returned before picking up current badge

G. Next meeting is scheduled for April 7 at 4pm

- a. Motion to adjourn Anne/Andrew
 - i. Approved unanimously

ACTION ITEMS	OWNER(S)	DEADLINE	STATUS
Terminate web developer	Andrew		
Playground netting removed & CRR furniture & signs repaired	Gus		
Cloud storage	Andrew/Chip		Working on more info
Declaration versions original vs. current	Anne/Wilton		
Ranch Op Manual	Marcy/Lee		
Sievers Architectural	Gretchen		
RRF Equipment Needs/Priorities	Gus		
Ranch Creek Dredging Project	Chip/MJ		