

Ranch at Roaring Fork HOA

Board of Directors

Meeting Minutes

May 8, 2023

Present for the meeting:

Brian Pettet, Andrew Yager, Gray Bower

CC: Chip Gerber, Bill Neveu, Jeff Basler, and Tom McDermott called in. Mitch Hoffman was not available

BOD Meeting convened at 4:00 pm by Brian Pettet

Homeowner comments:

None

Minutes:

Motion to approve the April 10, 2023, minutes (Chip Gerber/Tom McDermott) **Motion passed 6-0**

Financials:

Chip Gerber reported In Mitch's absence that there was nothing significant to report for the month. Brian Pettet mentioned that revenues for the Ranch Golf Course were already exceeding last years' numbers.

Board Topics:

Fire Mitigation: Andrew Yager reported that Holy Cross Energy would be trimming vegetation under the power lines on the open space this month.

North Parcel Project: Bill Neveu had nothing new to report. Brian Pettet suggested taking this topic off the agenda until further information was available from Holy Cross Energy regarding their power needs and the ability of this project to move forward. This was approved by the Board.

Governing Documents: Tom McDermott had the Governing documents scanned and they were not user-friendly in that format. Chip asked for confirmation that we were planning on a total re-do of the documents. Yes. Jeff Basler asked about timetable for this project. TBD. Andrew suggested that he may have some ideas on how to make the scanned documents work for our editing process.

Infrastructure: Chip Gerber reported the digester building may need to have a structural engineer according to GARCO. We do have a contractor in the wings and will likely bring a proposal to the Board for approval. We are still on schedule.

Leasing Policy: Jeff Basler reviewed past initiatives that had been through legal review. Many items were either unenforceable or not legal. Status of leasing to be reported on at the next meeting.

Pickleball: Board discussion regarding upgrading the current tennis courts. A grass-roots effort in the community has raised \$21k toward this project. The total cost for doing both tennis courts is \$57,200 per the bid for asphalt resurfacing. Jeff Basler asked if there was a second bid for asphalt. No, just other bids for concrete, none available for asphalt. Chip asked if there was any kind of warranty. There is a 1-year warranty with this contractor. Jeff Basler mentioned that this would increase property values, and this should be done right. **A motion was made to budget \$36,200 for resurfacing the entire court (Brian Pettet/Bill Neveu). Motion passed 6-0**

Ranch Manager's Report:

Gray started with reminders and follow-up:

The new dog waste station at the end of Surrey St is installed.

The FWAC has raised over \$81k through badge sales and donations. Fish stocking will take place on the 18th of May.

The Lift Station project is delayed according to Velocity Plant Services, awaiting materials.

Some of our heavy equipment (2 pieces) needed to be repaired. Mini excavator and back-hoe.

The annual meeting is set for Saturday, July 22, 2023, at 10:30 am. There will be 2 open BOD positions.

The irrigation sump work on Ranch Creek is complete, thank you Gus and Lupe as well as Bob O'Brien our consultant.

There are 2 AAC applications for consideration:

The homeowner at 284 Stagecoach Drive submitted to re-roof using "Natural Timber" asphalt shingles, which are not in the palette, but are just like "Storm Cloud" shingles that are on the palette. It would be a deviation from our palette but is a match. **A motion to approve the requested Natural Timber asphalt shingles** was made by (Andrew Yager/Tom McDermott). **Motion passed 6-0**

The homeowner at 89 Ranch Creek Lane asked to plant spruce trees along a utility easement to create a privacy screen. This would extend through the drainage easement and extend into parcel "A". The request did not specify the number of trees to be planted. This request was not approved.

Round Table Comments:

Andrew Yager-advocated for more speed limit signs on the Ranch. Brian suggested that Gray come up with some speed-control initiatives.

Jeff Basler-Thanks to Andrew for the layout of the newsletter, there should be a draft out tomorrow and the newsletter published by the end of the week. At the next meeting Jeff will have the website designer present for board consideration and questions.

Tom McDermott-Golf course operations going great.

Chip Gerber-Good job with the golf course operations.

Bill Neveu-none

Brian Pettet-recommends not changing website and doesn't want a presentation unless the rest of the board wants one. Existing website can be improved. BOD members agreed.

The next HOA BOD meeting was scheduled for Monday, June 5th at 4:00 pm.

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

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD