

**Ranch at Roaring Fork
Condo Advisory Committee
Minutes
May 23, 2024**

Attendees: Jason Fitzhugh (Chair), Jon Thomas, Betsy Glen (Acting Secretary), Dave Carrerra, Chip Gerber (HOA Board Vice President)

Absent: Jeff Basler (Board Liaison), Dan Colton, Bob Hurley (Secretary)

Meeting Start: 9:30 a.m.

Meeting End: 10:41 a.m.

Next Meeting: June 19, 2024
9:30 a.m.

Minutes:

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

New Business:

1. Jason introduced new Committee member Dave Carrerra who owns Unit 251 with his wife and plans to visit the Ranch quite regularly when he is not at his primary residence in California. Dave is excited to be part of the Ranch community and brings experience to the CAC having served on other HOA Boards.
2. Chip Gerber attended the meeting to present an update on the Condo Declaration (DEC) revisions. There is still work ongoing, particularly in the definitions section, but Chip encouraged the committee to review the draft, particularly as it pertains to the Condo parcel, and make recommendations as soon as possible. The Board is still working on the best way to present the revisions to the HOA members as well as the best way to hold the vote. He encouraged the CAC to get the word out to other Condo Owners as it will take a 67% affirmative vote to get the new Declaration approved.

Jon Thomas shared his concern that there is currently no provision for the CAC in the Declaration. Jon also wants the DEC to provide more clarity regarding the Condo Reserve Fund. Dave asked if the Board makeup is addressed in the DEC – i.e. is there a requirement that a certain percentage of the Board be Condo owners vs. Homeowners. Chip explained that any resident in good standing can

run for any open Board seat and that it might be difficult to fill vacant seats if not open to all residents to run. Since most of the committee had not yet reviewed the draft, Jason set up a meeting for Friday, May 31st at 10:00 am at his condo (#134) to discuss any input the CAC might want to provide to the Board.

Old Business:

1. EV Charging Stations:

- a. Jon had exciting news to share on the Cohort's efforts in getting funding for the EV project. Through their efforts, it is now possible that the project will be 80% - 90% funded through state grants which would mean that the cost to the Ranch could be as low as \$5,700. The CAC is hoping to get this on the agenda for the upcoming HOA Board meeting in June so we can get an LOI sent to the Cohort.

2. Landscape Project:

- a. Jason updated the Committee that the Tree Trimming/Removal project is now complete. He is currently getting quotes for the Stairwell projects on buildings 9 and 14. He will also be meeting with Daly Landscape on Thursday, May 30th for an irrigation check to make sure the valves are not spraying water on the stairwells.

3. Other:

- a. Jason asked if there were any other issues.
 - Dave asked if the balcony railings could/should be replaced with the same TREK material that was recently installed on the balcony floors. Jason explained that the CAC gave the consideration as part of the Condo Renovation Project and determined it to be cost prohibitive at the time. However, this is something that can be addressed down the road for other Condo upgrade projects.
 - Jon wants the budgeting process to be more transparent, particularly as it applies to the Condo parcel allocations. Betsy agreed. There was some discussion about how these allocations are determined and concerns about bookkeeping to determine the accuracy of the allocations.