

Ranch at Roaring Fork HOA

Board of Directors

Meeting Minutes

November 6, 2023

Present for the meeting:

Brian Pettet, Lee Gaglione, and Bill Neveu

CC: Chip Gerber, Mitch Hoffman, and Jeff Basler called in. Andrew Yager and Gray Bower were not present.

BOD Meeting convened at 4:00 pm by Brian Pettet

Homeowner comments:

Sharon Fiero, unit #274 asked about legal spending and the risk for 2024. Brian Pettet responded that there was no real way to predict legal costs for the Ranch.

Tracy Wolfe, 346 Surrey Street requested to have roads in the open space and around the Trophy ponds plowed. Brian Pettet agreed to discuss the issue with the Ranch manager and get back to Tracy.

Mike Rasmussen, unit #101 mentioned a confrontation he experienced outside his unit with Tim and Sterling (condo project contractors) and the lack of response from the Board after his email. Mike also asked for a list of outstanding items to be accomplished on his unit so that he could schedule that work around his work-from-home schedule. Brian agreed to get with the Ranch manager and the Condo project committee.

Jon Thomas, (unit # not volunteered) asked for three items: 1. That the preliminary budget materials be made available to homeowners. (Mitch Hoffman and Chip Gerber explained due to the preliminary nature of the early meetings, much of the budget was likely to change and could create confusion if sent to everyone) 2. That BOD meeting packets also be made available to homeowners. (Brian Pettet agreed that this could be done) 3. Clarification on the architectural process as there is not currently an AAC. (Brian Pettet explained that minor requests are handled by the Ranch manager, while major requests come to the board for resolution)

Minutes:

Motion to approve the October 2, 2023, minutes (Lee Gaglione/Chip Gerber) **Motion passed 6-0.**

Financials:

Mitch Hoffman reported on Accounts Payable expenses of \$49,437.01, \$17,011, and \$10,065 to Monarch Roofing and Western Slope Tapping (expenses 2 and 3), respectively. Nothing to report on Accounts Receivable. A preliminary review of the 2024 budget was conducted by

Mitch Hoffman. A meeting was scheduled for further review of the budget on November 13th at 4:00pm for the board.

Ranch Creek Project:

MJ Mastalir gave an update on this project. Due to several complications (property boundaries, Gilbert's availability), it is determined that the best time to start will be in mid-February 2024, with a duration of 5-10 working days. A follow-up email will be sent to affected residents on Ranch Creek.

Board Topics:

Governing Documents: Tom McDermott explained he hoped to have something soon. He also cited a few examples of language that likely needs to be brought to current.

Newsletter Update: Jeff Basler reported that the newsletter is complete, but due to editing issues will likely be pushed to the Spring.

Infrastructure: Chip Gerber reported we are awaiting quotes for sewer line lining near the Ranch office and that we are awaiting quotes for phase 1 of roadway paving which is tentatively scheduled for 2024, pending budget approval.

Wastewater: Brian Pettet addressed the Nutrient Removal Assessment Proposal. We were approached by our neighbors (Aspen Equestrian, St Finnbar, Blue Creek Ranch, and the Polo grounds) about being part of a more regional wastewater system, lining up with a state standard for water quality, and a requirement coming in 2027. Brian asked SGM Engineering to put together a proposal under three conditions (system use by RFF only, current status quo with our neighbors, and more regional), to see what that would look like to provide this system. The proposal came back with an estimate of no more than \$50k. Continued discussion expected at the budget meeting on 13 November.

2024 Daly Landscaping Contracts (common element condo landscaping) Information under advisement for December BOD meeting (CAC to be included)

AAC Applications for:

Unit #247, Heat pump installation (Lee Gaglione/Jeff Basler) **Motion passed 6-0**

404 Stagecoach Ln, addition of a platform not previously shown on the original application.

This was deferred to the next BOD meeting pending more information. An improvement survey was requested by the BOD.

Ranch Manager's Report:

None

Old Business:

Lee Gaglione: none.

Bill Neveu: Asked that the code for the gate at the entrance to the CRR by the maintenance barn be updated to remove the old code, which is still working in addition to the new, changed code.

Mitch Hoffman: none.

Jeff Basler: Updated the BOD on leasing metrics for 2022, and 2023.

Chip Gerber: none

Brian Pettet: none.

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

A motion to adjourn (Bill Neveu/Lee Gaglione) **Motion Passed**

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD