

Ranch at Roaring Fork HOA

Board of Directors

Meeting Minutes

October 2, 2023

Present for the meeting:

Brian Pettet, Lee Gaglione, Bill Neveu, and Gray Bower

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

BOD Meeting convened at 4:00 pm by Brian Pettet

Homeowner comments: none

Minutes:

Motion to approve the September 11, 2023, minutes (Lee Gaglione/Chip Gerber) **Motion passed.**

Financials:

Chip Gerber on behalf of Mitch Hoffman reported an Accounts Payable expense of \$33,088 was made for architectural concrete for the condominiums.

Board Topics:

Fire Mitigation: Andrew Yager not present to report.

Governing Documents: Tom McDermott explained the process for approving changes to the governing documents as per our attorney's memo. Bill Neveu asked for an estimated time for the Board to receive the redlined documents. Tom explained they would be to the Board by mid-month (October).

Newsletter Update: Jeff Basler reported that Andrew Yager has the latest version awaiting formatting.

Infrastructure: Chip Gerber had nothing new to report.

Ranch Creek Project: This project was approved by the BOD in Feb '23. There will be communication from Gray informing the affected homeowners regarding project start and progress. Brian Pettet asked to define a date-certain for completion/duration of the project. The Cole's asked questions about the start date and machinery access (south bank of Ranch Creek).

Vehicle Stickers: No action due to too many unanswerable issues.

AAC Applications for:

89 Ranch Creek Lane, landscaping request-deferred pending more information. Communicate with H/O the need for an improvement survey and inability to plant in easements.

Unit #102, removal of sheetrock for asbestos mitigation-Motion to approve application (Lee Gaglione/Bill Neveu) **Motion passed.**

Unit #247, plumbing, sheetrock, and addition of mini-split A/C unit-Motion to conditionally approve remodeling (defer mini-split pending more information) (Brian Pettet/Bill Neveu) **Motion passed.** There was a request for a post construction completion inspection of this and subsequent projects to be completed by the Ranch Manager.

404 Stagecoach Ln, addition of stairs to previous backyard project-Motion to approve (Jeff Basler/Lee Gaglione) **Motion passed.** This project requires a post construction completion inspection.

Ranch Manager's Report:

Gray discussed the following topics:

- there will be maintenance performed on the playground equipment (staining, detailing, and steps repair). Bill Neveu asked that the picnic tables, benches, and wooden signs on the CRR also be included in these repairs or be replaced.
- we are renting equipment (skids steer/brush hog) for vegetation and fire mitigation.
- supplies are being ordered for bridge repairs around the Ranch
- the sewer lining project has been cancelled due to lack of proper equipment to perform the work. Another contractor has been contacted to inspect this project.
- the WWT plant site was visited by Board members and engineers this last week for future planning.
- the A/V system replacement suggestion is being scrapped for incompatibility with our system.
- Daly Landscaping will be mowing around the condos on Oct 5.
- Staff will be out of the office on scheduled time off but will be phone available.

Old Business:

Lee Gaglione: Asked about the status of re-surfacing the tennis courts, and if there are alternative plans? There is still interest in the community to do this. Keep it on the "radar".

Bill Neveu: Asked that we put the "old business" topics on the written agenda for follow up on issues.

Jeff Basler: Commented that "Old Business".

Chip Gerber: Agreed with comments on "Old Business".

Brian Pettet: Bringing up a proposal for the next meeting to audit the sewer plant to meet future guidelines.

The next HOA BOD meeting was scheduled for Monday, November 6, at 4:00 pm.

A motion to adjourn (Chip Gerber/Lee Gaglione) Motion Passed

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD