

**Ranch at Roaring Fork  
Condo Advisory Committee  
Minutes  
October 30, 2024**

Attendees: Jason Fitzhugh (Chair), Bob Hurley (Secretary), Betsy Glen,  
Dan Colton, David Carrera, Anne Pirzadeh (Board Liaison)

Absent: Jon Thomas

Meeting Start: 9:34 a.m.

Meeting End: 11:02 a.m.

Next Meeting: November 26, 2024  
9:30 a.m.

**Minutes:**

1. The September 27, 2024 Minutes were formally approved by email.

**Announcements:**

1. Jason sent out pictures of a number of condominium units that have been landscaped with new plants and ground cover. Everyone thought that the work was an improvement.
2. Jason reported that gutter cleaning and preventative gutter covering will be a high priority in spring, 2025.
3. With Jon traveling, Jason gave a quick update on the EV Grant Application. The actual application was submitted 2 weeks ago, and hopefully we have a response by Thanksgiving. We are hopeful that as much as 90% of the costs of the project will be covered through grants, leaving the Ranch/Condos with a net cost of about \$8,000.
4. Gutter guards were discussed. They have been installed on a lot of locations, but there are still a few places that need them. These have made cleaning for Gus much easier.

**Old Business:**

1. Ranch Declarations:
  - a. Draft of the documents was sent out last month and a Zoom call was held on October 21<sup>st</sup>. Anne reported that 35 residents were on the call, including 4 of the CAC. It was generally considered a constructive first step on a difficult project. Anne indicated that a second draft was going to be sent out today with another Zoom meeting scheduled for

November 8<sup>th</sup>. Anne also indicated that a 3<sup>rd</sup> and final review would be scheduled for December 5<sup>th</sup>. Anne summarized that this process could impact the Ranch for the next 50 years and it was very important that residents get involved.

2. 2025 Condominium Operational Budget:

- a. Jason has had meetings with Chip Gerber (Ranch President) and Mitch Hoffman (Ranch Treasurer). Jason outlined various items such as insurance, the Daly agreement, Comcast contract, chimney and vent cleaning, and other expenses, which will be included in the operations budget.

3. 2025 Condominium Capital Budget:

- a. Annually, Condominium owners are assessed \$110 per month for "capital" projects which is deposited into the Capital Reserves Account. This amounts to \$79,200 annually. Unspent amounts accumulate for future projects. Jason outlined that the 2025 priorities will be approximately \$30k for landscaping, \$10k for staircase repair, \$5k for carport beam repair, \$15k for patio flatwork, \$7.5k for the EV charger project, and \$5k for gutter guards.

4. Newsletter/Condo Owners CAC input

- a. CAC members expressed interest in having a condo presence in the Ranch newsletter. The original **Wrangler** newsletter will be making a comeback. Discussion included ideas of topics that will benefit the condo owners. Dan Colton volunteered to work on this effort.

5. Roundtable Topics:

- a. Dan mentioned that he has gotten a long term lease for his condo through the Aspen Ski Company. Betsy indicated that it might be the same company that posted an oversized sign in one of the condo's yard. Dave wondered about covered attic vents, which Anne reported that during the construction project, hundreds of bore holes were drilled into fascia to mediate the problem.