

Ranch at Roaring Fork HOA

Board of Directors

Meeting Minutes

September 11, 2023

Present for the meeting:

Brian Pettet, Chip Gerber, Andrew Yager, Bill Neveu, and Gray Bower

CC: Mitch Hoffman and Jeff Basler called in. Lee Gaglione was not present.

BOD Meeting convened at 4:00 pm by Brian Pettet

Homeowner comments:

Christie Barnes asked that the code be changed to the gate at the RV lot road. Bill Neveu asked that it should be changed every 6 months as agreed by the BOD.

Darcy Thornton asked that the balloting results from elections at the annual meeting be e-mailed to residents. Darcy also commented that dog waste is becoming problematic around the condos. Jeff Basler mentioned that a reminder to clean up after your dogs was being published in the next Ranch Newsletter.

Marshall Whiting asked about the need for more dog waste containers. Marshall also expressed concern about the number of work trucks transiting every day to the RV lot gate. Jeff Basler asked if we could control who goes out there? Bill Neveu asked about putting cameras at that gate to monitor traffic. There was consensus among BOD members.

Jon Thomas mentioned that he was available for comments regarding EV chargers in the condos and to answer questions regarding his architectural application.

Minutes:

Motion to approve the August 7, 2023, minutes (Chip Gerber/Andrew Yager) **Motion passed 6-0.**

Financials:

Mitch Hoffman reported that Accounts Payable showed a payment of \$18,840 to the condo project and a payment of \$13,600 to Amador Services. Concrete around the condos totaled approximately \$71k. Accounts receivable showed payment in arrears of \$15,588 from 480mStagecoach Lane, \$14,226 of which is more than 91 days aged.

Brian Pettet mentioned that the Golf Revenue Report was included in the BOD packages along with the FWAC report.

Board Topics:

Fire Mitigation: Andrew Yager reported that a plan to keep the neighborhood safer has been crafted over the last 2 years, and that a budget plan will be formulated next month, protocols to follow.

Governing Documents: Tom McDermott reported that there has been a first run-through with the attorneys on the Ranch Declarations, and that the By-Laws would be next. After his review, Tom then explained the revised documents would come to the Board, then to the homeowners.

Newsletter Update: Jeff Basler explained he was finishing the content which is 60-70% complete. Jeff is soliciting input on updates for Ranch projects that are ongoing.

Infrastructure: Chip Gerber reported that the 5/10-year plan is progressing and should be complete by early December this year.

AAC Application for Unit #136 (EV charger): Gray Bower introduced this application with modifications from the last meeting. The CAC recommended approval based upon those modifications. **A Motion to Approve** this request for an EV charger (Chip Gerber/Bill Neveu) **Motion passed 6-0.** Bill Neveu asked that this application/installation be used as a template for this design of condo. BOD agreed.

Court Resurfacing Proposals: Gray Bower explained the 3 bids received after RFP's were sent out. The first was a complete concrete post-tension construction for a cost of more than \$300k. The second was from Sport Court at a cost of more than \$140k, and last was an asphalt resurfacing for approximately \$68k. Mitch Hoffman asked about the possibility of building expenses such as these into the 2024 budget, and that we should reach out to our residents now. Jeff Basler suggested the next step pertaining to tennis / pickleball courts be evaluated in the context of the 5-10 Year Master Plan along with any other amenity related considerations. Brian informally polled the Board Members, and it was determined that would be the course of action.

A/V Equipment Proposal: Brian suggested looking at upgrading our audio for meeting instead of audio and visual. **A Motion to Approve** up to \$800 for new Audio equipment for meetings (Mitch Hoffman/Andrew Yager) **Motion passed 4-2.** In favor: Mitch Hoffman, Andrew Yager, Chip Gerber, and Bill Neveu. Against: Brian Pettet, Jeff Basler.

Public EV Charging Station Report from CAC: Jason Fitzhugh gave a detailed report on his interaction with Pinnacle Electric regarding EV charging stations. **A Motion to commit up to \$1k for a location map and cost estimates from Pinnacle Electric, as well as submitting a survey to the community regarding public EV charging stations** (Jeff Basler/Andrew Yager) **Motion passed 6-0**

Ranch Manager's Report:

Gray started with reminders and follow-up:

Exterior window washing in the condos will be done today and tomorrow by Birds Beware.

Working on installation of a swing-gate on Hunt's run. Awaiting bid and will include in 2024 budget planning.

Working on getting a bid for condo and common area landscaping, also for 2024 budget planning.

Sewer line 200' section being lined starting today and lasting approximately 2 weeks.

Looking to improve storage for supplies and equipment at maintenance shop.

Identifying the 3 worst bridges on the property for repair. Also including the footbridge at the top of Rainbow pond.

Renting a skid-steer and brush hog for work on the CRR during the end of September.

Action Item: **Motion to add Jon Thomas as a member of the CAC** (Andrew Yager/Chip Gerber)
Motion passed.

Round Table Comments:

Andrew Yager-asked about remaining EQR's on AE and St Finnbar. Asked to cement in the speed bump on Surrey St at the relay station. Andrew also asked if Gus could report on his work concerns at BOD meetings in the future.

Bill Neveu-asked about bringing back "Old Business" to the agenda. BOD agreed.

The next HOA BOD meeting was scheduled for Monday, October 2, at 4:00 pm.

A motion to adjourn (Bill Neveu/Chip Gerber) **Motion Passed**

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD