

**Ranch at Roaring Fork
Condo Advisory Committee
Minutes
September 27, 2024**

Attendees: Jason Fitzhugh (Chair), Bob Hurley (Secretary)
Jon Thomas, Betsy Glen, Dan Colton

Absent: David Carrera
Anne Pirzadeh (Board Liaison)

Meeting Start: 9:30 a.m.
Meeting End: 11:11 a.m.

Next Meeting: October 30, 2024
9:30 a.m.

Minutes:

1. The August 22, 2024 Minutes were formally approved by email.

Announcements:

1. Jason announced that the staircases for buildings 9 and 14 are finally completed.
2. Jason also reported that the chimney and dryer vents have all been cleaned. He also indicated that Monarch verified where all the dryer vents are located and are now all operational.
3. Jason reported that Daly has been selected over Savatree for the landscaping plan. Both bids were close and since Daly is doing all the lawn work, it became the tie breaker to go with Daly. Jason summarized the work that has been done to date on the landscape plan. Some of the work will be delayed due to staircase work. Weed guard has been applied and micro drips installed. Building 5 has been set aside for the time being with a more exhaustive approach pending based on work to be performed on the asphalt and drainage repair.
4. Window washing was finished. The Committee discussed when the best time to wash the windows.....late spring or fall. Due to different weather patterns, there doesn't seem to be a best time. Current plans will look at washing the windows again in the last week of June, 2025.
5. Jason indicated that the unauthorized shed in Building 10 has been removed.

6. Jon Thomas gave a quick update on the EV Grant Application. We will continue to work with a "cohort," connected with the State in the processing of our application. Costs are continuing to rise to approximately \$60,500. Jon believes the Ranch is eligible for approximately \$54,450 in grants, leaving a net cost to the Ranch/Condos of \$6,050. Jon estimates that it will take 4-6 weeks after the application is submitted.
7. 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 should be sent out October 7th. Plans are to give the community 30 days to review and 90 days to vote. There will be Zoom meetings with the attorneys to answer questions and take comments.
2. Dashboard Summary Report (DSR):
 - a. Due to time constraints, Bob only covered a few points, emphasizing the Condo Capital Reserve Fund Balances and the overall dues structure. The "Condo Reserve Expenditures Report" outlines future capital expenditures that will be charged against capital reserve account. Dan indicated that that the actual costs should be provided by the Association (for items such as roof, siding, and plumbing costs) vs. the reserve study being calculated the Marshall/Swift System valuation which uses % +/- based on where the property is geographically. These numbers are instrumental in determining Condo Capital Reserves, as outlined in the DSR. Since Dave Carrera, our newest member was absent, Bob suggested that we place the DSR on the October meeting agenda.
3. Newsletter/Condo Owners CAC input
 - a. CAC members expressed interest in making it easier for condo owners to have input to CAC business. Conversation included putting out a newsletter again, as well as opening up our meetings with comments at the beginning of each meeting. This will be discussed further at future meetings.