

Ranch at Roaring Fork HOA

Board of Directors

Meeting Minutes

April 8, 2024

Present for the meeting:

Andrew Yager and Gray Bower

CC: Chip Gerber, Bill Neveu, Lee Gaglione, and Jeff Basler. Not present: Brian Pettet, Mitch Hoffman.

BOD Meeting convened at 4:00 pm by Chip Gerber

Homeowner comments:

Anne Pirzadeh asked if there were any updates on the St Finnbar litigation.

Dave Carrera also asked if the BOD could shed any light on the St Finnbar litigation, Chip Gerber explained the issue was their desire to access BLM land through our easement.

Rick Ballentine offered to be available for any discussion on fire mitigation at the Ranch. He also offered his support for moving forward with EV charging stations.

Pete Stuart offered assistance with the proposed Tom Vail memorial plaque that would be placed near the 6th tee box on the golf course.

Minutes:

Motion to approve the March 4, 2024, minutes (Jeff Basler/Lee Gaglione) **Motion passed 5-0.**

Financials:

Chip Gerber reported Accounts Payable had a payment of \$15k to SGM for waste-water systems. Nothing to report for Accounts Receivable.

Board Topics:

Fire Mitigation: Andrew Yager reported that by the end of April/beginning of May work will start on the CRR. Rick Ballentine suggested that we look into applying for grant money that may be available to offset some of the costs.

Governing Documents: Tom McDermott reported on his meeting with our attorneys, and that a second draft was being prepared.

Infrastructure: Chip Gerber reported that he had engaged with SGM Engineering regarding a paving audit. Timeframe for work looks like Sep/Oct '24.

Condos: Jason Fitzhugh briefed the BOD on the EV charging station initiative background and mentioned that a new survey will be sent to the community.

Motion to approve up to \$1k for a memorial plaques in Tom Vail's honor to be placed on the 6th tee box (Andrew Yager/Bill Neveu) **Motion passed 5-0.**

Motion to approve AAC Application for 353 Stagecoach Lane as submitted (Andrew Yager/no second). **Motion failed for lack of second.**

Substitute Motion to approve Application for 353 Stagecoach Lane pending an accurate survey and review by Ranch Architect (Lee Gaglione/Andrew Yager) **Motion passed 5-0**

Motion to approve AAC Application for 166 Surrey Street as submitted (Bill Neveu/Lee Gaglione) **Motion passed 4-0-1 (Andrew Yager abstained)**

AAC application for 227 Surrey St **Motion to approve** as submitted (Andrew Yager/no second) **Motion failed for lack of second. Motion to table** pending more information on the materials proposed for use (Lee Gaglione/Bill Neveu) **Motion passed 4-0-1 (Andrew Yager abstained)**

AAC application for Unit #247 **Motion to approve** as submitted (pending insurance certification) (Lee Gaglione/Andrew Yager) **Motion passed 5-0**

Ranch Manager's Report:

Gray reported legal expenses of approximately \$119k since Oct '21 on St Finnbar litigation.

Due to FWAC work done on Kingfisher Bend area, there is some damage to the paths that will be repaired, please be careful in those areas.

Thank you, Ranch Staff, the shop overhang project is halfway finished.

Awaiting 2 more bids on road paving project.

Daly will be on the Ranch the end of April to work on landscaping.

Fish stocking will occur on the 18th of April.

One of the wooden fishing signs on the Ranch is being refurbished.

A nutrient analysis at the WWTP is pending.

Monarch will be doing warranty work on the condos.

Ranch management will be exercising remote workdays.

Old Business:

Andrew Yager suggested discontinuing our relationship with Law Firm Karp, Neu, and Hanlon. He also asked about improving yield on our cultivated grasses that we have harvested. He asked that any utilities exposed on the Ranch be covered. He asked how many EQR's were in use and

how many were sold. Gray reported 311 owned, 249 connected with a max number of 340 which leaves 29 remaining. He also asked for a speedbump review.

The next HOA BOD meeting was scheduled for Monday, May 13, 2024, at 4:00 pm.

A motion to adjourn (Andrew Yager/Jeff Basler) **Motion Passed 5-0.**

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD