



April 7, 2025 Meeting Minutes

A. Call to Order

Roll Call: Office: Chip Gerber, Marcy Kneiper, Andrew Yager,
Anne Pirzadeh Phone: Mitch Hoffman, Bill Neveu,
Lee Gaglione

B. Homeowner Comments

- i. Gary and Jeanie Eiler – Questions about the Special Assessment and whether assessments will be ongoing
 - 1. Chip – assessments are based depending on the needs of the Ranch and will likely go on for awhile

C. Approval of last meeting's minutes

- a. Motion to approve – Anne/Andrew
 - i. Approval: Unanimous

D. Financials: Mitch

- a. Accounts Receivable – Over \$10k
 - i. NA
- b. Accounts Payable – Over \$10k
 - i. ~\$26k High Country Utility (WWTP)
- c. YTD and Monthly Financials should be final next week
 - i. 2024 year end will be posted on the website next week
 - ii. YTD through March should be finished end of June/early July

E. Board Topics

- a. Infrastructure update – Bill
 - 1) Golf Course plumbing is finished
 - 2) Wastewater Treatment Plant is operational and state compliant
 - i. Headwork system needs replacement and will be enclosed
 - ii. Disinfection system was replaced and modified
 - iii. Solids handling/aeration will continue to be hauled out by High Country Utility
 - iv. Domestic well #1 is operational, well #3 is not and engineering company is assessing
 - 1. This is in a high sediment area
 - v. Fire hydrants
 - 1. #17 on the west-side has been repaired
 - 2. New hydrant will likely be a “flush device”
 - vi. North Parcel Water tank needs to have the area around it cleared
 - 1. Lots of downed trees that need to be cleared for the tank and ditch access

- 3) Property Management RFP update – Anne/Chip
 - a) BOD is scheduling meetings with candidates and decisions will be upcoming
 - i) BOD has had meetings with all candidates and working to find the perfect fit
- 4) Website Update – Andrew
 - a) Up and running and is much easier to navigate
 - b) Owner passwords will be individually assigned

F. Round Table

- a. Anne –
 - i. Playground maintenance
 - 1. Gus will be notified to remove netting and make repairs
 - ii. Daly Landscaping is working around the condos
- b. Bill – will be continuing meeting with engineers and Adrian (HCU) this week
- c. MJM – Fishing is ahead of pace for badge sales
 - i. Stocking will be at the end of April/beginning of May
 - 1. #2.5 trout
- d. Chip – working on the fishing badge delivery system

G. Next meeting is scheduled for May 5 at 4pm

- a. Motion to adjourn Andrew/Anne
 - i. Approved unanimously

ACTION ITEMS	OWNER(S)	DEADLINE	STATUS
Terminate web developer	Andrew		Complete
Playground netting removed & CRR furniture & signs repaired	Gus		
Cloud storage	Andrew/Chip		Complete
Declaration versions original vs. current	Anne/Wilton		
Ranch Op Manual	Marcy/Lee		
Sievers Architectural	Gretchen		Complete
RRF Equipment Needs/Priorities	Gus		
Ranch Creek Dredging Project	Chip/MJ		On hold