

RANCH AT ROARING FORK

HOA MEETING MINUTES

AUGUST 12, 2024 FINAL

Agenda items

I. Call to order

- Roll Call: Anne Pirzadeh, Andrew Yager, Lee Gaglione, Bill Neveu, Mitch Hoffman, Chip Gerber, Marcy Kneiper (late)

II. Appointment of Board Officers

- Nominations
 - Presidential - Mitch Hoffman nominates Chip Gerber
 - Vice President – Marcy Kneiper nominates Bill Neveu
 - Secretary - Lee Gaglione nominates Marcy Kneiper
 - Treasurer – Andrew Yager nominates Mitch Hoffman

Approval: Unanimous

III. Homeowner Comments

- Greg Williams
 - Follow up on rules violations on July 28 of rental condo unit 280
 - BOD will respond in writing with resolution
- Rick Ballentine
 - Follow up on continued water leakage issues due to deck installation
- Jennifer Perry - 130 Stagecoach Circle
 - Construction questions and process
 - Jen will confer with Architectural Committee - Gretchen Greenwald
- Larry Martin
 - Thank you for ADA request approval
- Betsy Glen Unit 260
 - Recurring gutter issues with condos
- Catalina Johnson Unit 131
 - Would like to start a Garden Committee Catalinajohnson@hotmail.com

IV. Approval of last meeting's minutes

- Motion to approve – Andrew/Lee
- Approval: Unanimous

V. Advisory Committee Members

- Fishing/Waterways
 - Members: MJ Mastalir, Kim Overcash, Lee Gaglione, Gage Reese, Tom McDermott
 - Board liaison: Andrew Yager - Bill Neveu will assist
- Equine
 - Members: Jeanie Hanas, Anne Cooley, Marcy Kneiper
 - Board liaison: Marcy
- Golf

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- Members: Gwen Ballard
 - Board liaison:
- Condo
 - Members: Jason Fitzhugh , Betsy Glenn, Dave Carerra, Robert Hurley, Dan Colton,
 - Board liaison: Anne Pirzadeh
- Architectural
 - Members: Gretchen Greenwood
 - Board liaison: Bill Neveu

Motion to ratify: Chip/Anne

Approval: Unanimous

VI. Financials

- Mitch Hoffman's report
 - Payment over \$10k: to Jones Construction final payment on condo stairs

VII. Board Topics

- Gray:
 - Annual meeting follow up of priorities survey
- Ranch Declarations amendment discussion by Tom McDermott
 - Lawyer reviewed, BOD reviewed, next step BOD approval for circulation to Owners
 - 30 days for Owner comment, 60 days for approval
 - Owner approval must be 67%
 - Committee to assist with informing and activating community
 - Owner meeting with Wilton and Tom – Q&A

Motion: To distribute amended Ranch Declarations to Owners for review

Chip: motion, second by Bill

Approval: Unanimous

Approval to form committee to facilitate voting

No formal vote

- Fire Mitigation
 - Andrew Yager
 - **August Fire Mitigation Report:**
Equipment failures have delayed the Surrey St phase. Waiting for repair parts to arrive. No ETA on repairs.

Thank you Rick Balentine for connecting us with Angie Davlyn at Roaring Fork Wildfire Collaborative

Meet with Angie on June 12th for a tour around the ranch, she was thoroughly impressed at our proactivity and current conditions, as a plus Gus was grooming and maintaining on our tour.

Angie has added us to the Roaring Fork Wildfire Collaborative Neighborhood Ambassadors list as an example for communities

Roaring Fork Wildfire Collaborative hosts Wildfire Resilient Community workshops that are attendable via Zoom, and we will start sharing links for

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anyone who has an interest in learning things like - “Why do some structures burn in a wildfire while others survive?”.

Inquire: Grant monies for continued maintenance, Residential Inspection with Carbondale Fire chief

- Infrastructure
 - Chip Gerber
 - Consultants advice on roads and sewer line
 - Additional information required
 - Draft of water nutrient report
 - Additional information to come

VIII. Management Report

- Gray
 - Two BOD votes
 - Larry Martin: approved
 - Peter Breitenstein: denied
 - Follow up
 - Trimming around CRR
 - Staircases condo project building #14 still in progress
 - warranty work with Monarch schedule to follow
 - Executive session immediately follow for a rule violation
 - Next meeting scheduled for Monday, September 9 at 4pm
- Round Table/Old Business
- Anne
 - Vehicle identification project
 - Committee meetings need to be open and meeting minutes posted on website
- Andrew
 - Proposal for Implementing Separate Business Emails for Ranch at Roaring Fork HOA
G Suite BOD Specific emails - firstlast.r rf@gmail.com
 - Gus (Foreman Report) - & approve more material for the drive into the storage area behind the maintenance barn
 - Golf Revenue Spreadsheet - where did it go?
 - Audio improvement status (Budgeted & Approved) - from September '23
 - What is the website budget, Website Control, and Improvement
 - Legal Review – Karp, Nue & Hanlon
 - Speed Bump Completion
 - RV storage funds - To Date
 - Treat the thistle by the water tower
 - Ranch Signage - Followup - Bill
 - Please get in touch with the homeowner at 213 Stagecoach dr about the tree broken, I can clean or Gus
 - Apple Orchard Improvement and Planting - Dan Colton
 - oil the office front door

IX. Executive Session

- Motion to move into ES
 - BOD to continue consideration

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- X. Adjournment
 - Chip/Anne
 - Approval: unanimous

ACTION ITEMS	OWNER(S)	DEADLINE	STATUS