

Ranch at Roaring Fork HOA

Board of Directors

Meeting Minutes

February 5, 2024

Present for the meeting:

Brian Pettet, Lee Gaglione, Bill Neveu, Andrew Yager and Gray Bower

CC: Chip Gerber, Mitch Hoffman, and Jeff Basler called in.

BOD Meeting convened at 4:00 pm by Brian Pettet

Homeowner comments:

Betsy Glenn, unit # 260 asked about receiving community notification regarding alleged car break-ins.

Darcy Thornton, unit #123 echoed Betsy Glenn's comments regarding the alleged car break-in and was not in favor of any changes to the current fishing rules.

Sam Kaufman asked for community notification regarding the alleged car break-in at the condos. He also mentioned he was not in favor of the amendment to the fishing rules that would allow fly-and-bubble spin casting on the middle Trophy pond.

Minutes:

Motion to approve the January 8, 2023, minutes (Andrew Yager/Lee Gaglione) **Motion passed 5-0, Hoffman and Basler were unable to vote.**

Financials:

Mitch Hoffman mentioned there were no Accounts Payable to report. Accounts Receivable had one item; 40 Rainbow Ct in the amount of \$858 which is less than 60 days overdue.

Board Topics:

Fire Mitigation: Andrew Yager reported that of the \$25k budgeted, currently scheduled work would likely use a maximum of \$16k and will take approximately one week to complete with work starting in May.

Governing Documents: Tom McDermott reported that we are "close" to a final document.

Infrastructure: Chip Gerber reported that an updated 5/10-year plan draft was sent to the Board for review and discussion. Two major things required from our consultant, the first being future requirements for our wastewater system, the second being input on the domestic water lines.

FWAC: MJ Mastalir brought a proposal to amend the fishing regulations to allow the use of fly-and-bubble spin fishing in the middle Trophy pond. **A Motion to Table the Amendment** was made (Lee Gaglione/Andrew Yager). **Motion passed unanimously.**

AAC Application: Bob and Carol Riazzi, 121 Stagecoach Dr., presented their architectural plan to remodel their home. **A Motion to accept their proposal** was made (Lee Gaglione/Mitch Hoffman). **Motion passed unanimously.**

Ranch Manager's Report:

Gray Bower explained that the maintenance barn heater was replaced and being a large expense will likely result in the building maintenance fund being over-budget for 2024.

EQRs- completed the sewer service true-ups. Andrew Yager asked how many EQRs remain? Gray said he would get back to us with those numbers.

Road repair materials-orders made to refill materials. Also ordered 3" cobble for filling in the low spots on the road to the burn pile.

Burn completed on the burn pile as scheduled by staff with approval from the fire department.

Spoke with Jeff Basler regarding postponing storage initiatives pending BOD discussion and potential survey.

Spoke with CAC Chair regarding condo tree removal. Working with Aspen Tree company on a revised plan and schedule. Brian Pettet mentioned that any deviation from the previously approved plan would need to come back to the Board for approval before proceeding. Jeff Basler suggested coordinating with Andrew Yager for fire mitigation concerns.

2023 Financial reports are completed through Q4 2023 and available on the Ranch website.

Audited the number of benches and stumps on the CRR: There are 11 benches and approximately 35 stumps.

Need a date for the Annual Homeowner's Meeting: The Board agreed to Saturday, 27 July 2024.

Old Business:

Lee Gaglione: none

Andrew Yager: asked about the status of the temporary speed bump by the relay station.

Bill Neveu: Asked about refurbishing worn benches and signs on the Ranch.

Mitch Hoffman: none.

Jeff Basler: Mentioned CAC meeting discussing how to enforce rules and regulations regarding recreational equipment storage around the condos, asked to send out a second survey to condos only regarding storage needs and potential use around the RV lot. Bill Neveu advocated

that any survey should be sent to the entire community since it involved a common use element (RV lot).

Chip Gerber: none.

Brian Pettet: none.

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

A motion to adjourn (Andrew Yager/Lee Gaglione) **Motion Passed unanimously.**

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD