



## February 10, 2025 Meeting Minutes

### A. Call to order

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

### B. Homeowner Comments

- a. Betsy Glen asked about the fire hydrant flushing
  - i. The new water company is in the process of flushing all hydrants

### C. Approval of last meeting's minutes

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

### D. Financials: Mitch \*poor phone connection

- a. Accounts Receivable – Over \$10k
  - i. NA
- b. Accounts Payable – Over \$10k
  - i. NA

### E. Board Topics

- a. Electric Vehicle Charging Stations – Jason Fitzhugh (w.h.o.: John Thomas)
  - i. Provided a comprehensive plan for BOD decision (attached)
  - ii. Funding:
    - 1. The state will support \$18k for up to (6) plugs
    - 2. Holy Cross confirmed \$2k per plug and up to \$20k on the back-end
    - 3. Community grant \$15,084
  - iii. Motion to approve project: Anne/Bill
    - 1. Motion approved 5/2
- b. Waste Water Treatment Facility/Potable Water – Bill (Adrian with High Country Utility & Maggie McHugh with Roaring Fork Engineering in attendance)
  - i. Adrian:
    - 1. Has flushed or is flushing and repairing all hydrants
    - 2. In the process of rebuilding the mechanics of the plant's aerobic facility
    - 3. One of our two wells is not operational
    - 4. He thinks our flow is high and is investigating potential causes

5. Will build a team to move forward and present concept for the next BOD meeting

ii. Maggie:

1. Will be putting a project prospective together for our further information and maintenance plan

- c. Sievers Architectural application – Gretchen Greenwald for Todd Sievers
  - i. Comprehensive construction application meets criteria with a few minor conditional provisions suggested by GG
  - ii. Motion to approve conditional on GG's recommendations: Anne/Marcy
    1. Motion approved unanimously
    2. Gretchen will report back with her final blessing
- d. St. Finnbar Litigation Status – Chip
  - i. CONGRATULATIONS! This dispute is officially settled
- e. Property Management RFP update – Anne
  - i. (12) sent, (6) refused to submit, (3) active prospect
  - ii. Meeting with candidates this month
- f. Draft Declarations Timeline – Anne
  - i. Wilton (lawyer) will have a revised draft with redline attachment by EOM
  - ii. Hoping to have another meeting with community next month

F. Manager Report:

- a. Ranch Operations Manual creation in process by BOD

G. Round Table

- a. Marcy: reminding that we are planning to have Ranch staff repair signs and outdoor furniture and playground net
- b. Anne: working on getting rental registration forms from owners
- c. Chip: HOA special assessment will be invoiced in March, due in September

H. Next meeting is scheduled for March 10th at 4pm

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

ACTION ITEMS	OWNER(S)	DEADLINE	STATUS
Terminate web developer	Andrew		
Playground netting removed & CRR furniture & signs repaired	Gus		
Cloud storage	Andrew/Chip		Working on more info
Declaration versions original vs. current	Anne/Wilton		
Ranch Op Manual	Marcy/Lee		
Sievers Architectural	Gretchen		