

**Ranch at Roaring Fork HOA**

**Board of Directors**

**Meeting Minutes**

**January 8, 2024**

**Present for the meeting:**

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

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

**BOD Meeting convened at 4:00 pm by Brian Pettet**

**Homeowner comments:**

Mary Dybicz, unit #133 proposed a homeowner meeting for financials prior to budget approval. She also requested more information from the Board in general.

Larry Martin, unit #299 asked about the current Golf Course operation contract.

Sam Kaufman mentioned his inability to get onto the earlier budget meeting.

**Minutes:**

**Motion to approve** the December 4, 2023, minutes (Lee Gaglione/Jeff Basler) **Motion passed unanimously.**

**Financials:**

Mitch Hoffman reported on Accounts Payable expenses of \$15,218.95 for legal expenses pertaining to the St Finnbar litigation. Accounts Receivable regarding 40 Rainbow Ct in the amount of \$858. Mitch also mentioned drafting a conflict-of-interest policy and a capitalization policy for acquisition of property and equipment. Brian Pettet mentioned that there is already a conflict-of-interest policy in place from 2006. Jeff Basler asked for a running total to date for St Finnbar litigation. Mitch agreed to get back to Jeff with information.

**Board Topics:**

**Fire Mitigation:** Andrew Yager had nothing new to report.

**Governing Documents:** Tom McDermott suggested a discussion regarding the modification of the term "guest" with relation to short term rentals and fishing.

**Infrastructure:** Chip Gerber reported that the 5/10-year plan draft is nearly complete and expected later this month.

**Motion to approve 2024 Daly Landscaping Contracts (common element condo and non-condo landscaping \$45,431.97 and \$19,400 respectively):** (Lee Gaglione/Bill Neveu) **Motion passed 6-0-1** (Yager abstained).

**Motion to approve** Condo tree removal estimate of \$22,591 (Jeff Basler/Chip Gerber) **Motion passed unanimously.**

**Motion to approve** Policy for Electronic Distribution of Board Packets to homeowners NLT 24 hrs prior to meetings (Bill Neveu/Lee Gaglione) **Motion passed unanimously.**

**St Finnbar Force Main Replacement Agreement (sewer line replacement within the eastern easement)** notice to RRF regarding this work.

**Ranch Manager's Report:**

Gray Bower started by announcing the celebration of life for Tom Vail will take place on January 13, at 2:00pm at the Orchard Community Church.

Boulders in-place abeam the speed bumps near the relay station to help stop bypass driving on the grass.

EQRs true up for Aspen Equestrian and St Finnbar being done this month for 2024.

Fire and safety inspections completed in December 2023 as well as an insurance risk management assessment for the Ranch.

Heater in the workshop needs to be repaired or replaced, awaiting bids.

No water icing incidents on the open space waterways. Preventative maintenance in the Fall months helped to prevent this.

Answering questions about the dryer vent installation on unit #247: the CAC provided approval, and it is within code.

**Old Business:**

**Lee Gaglione:** none

**Andrew Yager:** none

**Bill Neveu:** Asked about post completion project inspections and agreed to research language and draft a proposal if needed.

**Mitch Hoffman:** none.

**Jeff Basler:** Asked about RV lot improvements, and also asked about following up on the previous discussion regarding refreshing decaying benches and signs on the open space. Gray agreed to look into the issues further.

**Chip Gerber:** none.

**Brian Pettet:** Addressed the Board about a letter from GARCO regarding alleged violations pertaining to the litigation with St Finnbar.

The next HOA BOD meeting was scheduled for Monday, February 5, 2024, at 4:00 pm.

**A motion to adjourn** (Bill Neveu/Lee Gaglione) **Motion Passed unanimously.**

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD