

Ranch at Roaring Fork HOA

Board of Directors

Meeting Minutes

July 1, 2024

BOD Meeting convened at 4:00 pm by Brian Pettet

Present for the meeting:

Brian Pettet, Chip Gerber, Jeff Basler, Lee Gaglione, Bill Neveu, and Gray Bower

CC: Mitch Hoffman. Not present: Andrew Yager.

Homeowner comments:

Mary Dybicz, unit #113, Asked when Monarch construction was coming to clear warranty items for the condo project. There was not a firm date on record according to Brian Pettet and Grey Bower.

Dave Carrera, unit #251, also inquired about Monarch and how long warranty items can be claimed. Chip Gerber explained they would have until Nov-Dec timeframe.

Jon Thomas asked about the BOD Executive session content.

Minutes:

Motion to approve the April 8, 2024, minutes and the June 3, 2024, minutes (Lee Gaglione/Jeff Basler) **Motion passed 6-0**

Financials:

Mitch Hoffman briefed the board starting with Accounts Payable; 1 item for \$12,500 to Jones Construction for capital expenditures from the condo fund. There was nothing to report on Accounts Receivable. Jeff Basler asked about golf course repair expenses.

Board Topics:

Governing Documents: Tom McDermott reported on the June 24 meeting and the comments from this, and earlier meetings are incorporated and now up for consideration.

Infrastructure: Chip Gerber reported that SGM Engineering would be taking an initial look at our roadways today. It would appear that we will be able to chip-seal and sealcoat some of the problem areas instead of total repaving. This is set to be done in the Sep-Oct timeframe.

Ranch Manager's Report:

Gray Bower briefed on the following issues:

There was a board vote via email to approve stairway repairs (passed 6-0).

Voting packets are out for the annual meeting.

Vector mosquito control sprayed on June 24 and today.

The Ranch accepted 94 dump truck loads of free structural fill.

The Golf Course has noted homeowners teeing off on holes 2 and 3 bypassing check-in. Please follow regular course use rules.

Dumpsters in the condo area have recently been attacked by bears, please put trash in dumpsters and not on top of them.

A full Ranch cut is to be completed by 2 July, dependent on rain/drought.

On June 18, Gilbert cleared the headgate of debris, more expected after runoff.

Reminder that the annual meeting is scheduled for July 27, at 10:30 am.

Old Business:

Jeff Basler: suggested having a golf cart for the Ranch Manager to use on the CRR and also for older residents to use on the CRR.

Chip Gerber: None

Mitch Hoffman: None

Brian Pettet: encouraged everyone to attend the annual meeting and thanked the BOD for working together.

Lee Gaglione: asked if we could trim the overhang by the entrance to the CRR by the Homestead parcel. Grey said yes, we could.

Bill Neveu: asked again that all of the wooden signs on the Ranch be re-finished.

The next HOA BOD meeting was scheduled for Monday, August 12, 2024, at 4:00 pm.

A motion to adjourn (Chip Gerber/Lee Gaglione) Motion Passed 6-0.

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD