

**Ranch at Roaring Fork HOA**

**Board of Directors**

**Meeting Minutes**

**June 3, 2024**

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

**Present for the meeting:**

Brian Pettet, Chip Gerber, Jeff Basler, Andrew Yager and Gray Bower

CC: Bill Neveu, Lee Gaglione. Not present: Mitch Hoffman.

**Homeowner comments:**

Anne Pirzadeh commended the CAC, specifically Jason Fitzhugh and Jon Thomas for their efforts toward making an EV charging station possible at the Ranch.

Greg Williams, unit #105 asked for an update on the St Finnbar litigation. Brian Pettet explained that there was no trial date pending, and a stay was placed on the lawsuit by St Finnbar while a dispute between GARCO and the Ranch work to determine whether or not the fence at the headgate and the No Trespassing sign need to be moved. The Board of Adjustment date is August 28. The Ranch is working with the GARCO attorneys to try to resolve this issue before then.

Rick Ballentine spoke in support of the EV charging station initiative.

**Minutes:**

**Motion to approve** the May 13, 2024, minutes (Jeff Basler) **Motion fails for lack of second.**

**Motion to approve** the May 13, 2024, minutes (Jeff Basler/Chip Gerber). **Motion passes 5-0-1 with Bill Neveu abstaining.**

Brian Pettet suggested tabling the April 8, 2024, minutes until edits could be made, and re-presenting them at the July meeting.

**Financials:**

Chip Gerber had nothing substantial to report for either Accounts Payable or for Accounts Receivable.

**Board Topics:**

**Fire Mitigation:** Andrew Yager reported that almost all of the work on the west end of the Ranch was completed, moving up to the Surrey St project next. Work on the east end off of the golf course was postponed in order to understand the easement agreements.

**Governing Documents:** Tom McDermott reported a draft cover letter was distributed to the BOD along with a draft Declarations Amendment. Communications approach suggestions were

also sent by Tom. Brian Pettet asked about including a table of contents. Chip asked about clarifying language for CE and LCE areas for the condos. The board agreed to delay releasing the documents in order to allow the board more time to review the recent changes. A meeting for homeowners and board members to comment on the amended documents was set for 24 June at 09:00 am.

**Infrastructure:** Chip Gerber reported we are still waiting on the paving audit from SGM. Anticipate that in 2-3 weeks. SGM has provided a nutrient removal assessment for the WWTP, which will be distributed to the board. Grey is in the process of getting an update in for the sewer lining (just shy of 200').

**Condos:** Jason Fitzhugh briefed the BOD on the EV charging station initiative. Funding options were discussed by guest speakers from the EV Charging Cohort, with state and federal grant money options. The non-binding letter of intent process was explained, which is the first step in applying for grant money. Maximum grant money currently is \$4.5k/port. Chip asked if the next logical step would be to sign the letter of intent? (yes).

#### **Ranch Manager's Report:**

Gray Bower briefed on the following issues:

All operations and maintenance at the Ranch for the month have been completed, both routine and on-demand.

Fire mitigation at the west end of the Ranch has been completed. Some issues with rocky materials moved and access to areas by Ranch staff. Andrew working with Gus and Gilbert to resolve.

Well pumps were blowing fuses when lightning is in the area, that issue resolved.

Ranch staff completing streamside maintenance

Awaiting bids on sewer pipe lining.

RV lot waiting list has been cleared with no owners waiting.

Annual meeting scheduled for Saturday 27 July at 10:30 am. Voting packets going out in July. Accepting candidate statements through June 15.

#### **Old Business:**

**Andrew Yager:** Asked about abandoned utility boxes on properties.

**Jeff Basler:** Requested information on a past study of the North Parcel and future development possibilities.

**Chip Gerber:** None

**Brian Pettet:** None

**Lee Gaglione:** None

**Bill Neveu:** None

The next HOA BOD meeting was scheduled for Monday, July 1, 2024, at 4:00 pm.

**A motion to adjourn (Andrew Yager/Jeff Basler) Motion Passed 6-0.**

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD