

**Ranch at Roaring Fork HOA**

**Board of Directors**

**Meeting Minutes**

**March 4, 2024**

**Present for the meeting:**

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

CC: Chip Gerber, Mitch Hoffman. Not present: Andrew Yager, Jeff Basler.

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

**Homeowner comments:**

Jon Thomas asked that callers on the CC identify themselves when speaking.

**Minutes:**

**Motion to approve** the February 5, 2023, minutes (Lee Gaglione/Mitch Hoffman) **Motion passed 5-0.**

**Financials:**

Mitch Hoffman reported Accounts Payable had a payment of \$10k to SGM Engineering for service to the wastewater treatment plant. Accounts Receivable had nothing to report.

**Board Topics:**

**Governing Documents:** Tom McDermott reported on the “redlined” version of the Declarations and Architectural Guidelines. A meeting was set for March 22 for the Board to review and provide input to the proposed changes.

**Infrastructure:** Chip Gerber had nothing to report.

**Motion to approve** the 2024 Fishing Regulations (Bill Neveu/Chip Gerber) **Motion passed 5-0.**

**Motion to approve** the 2024 Golf Course Usage and Green Fees Policy (Chip Gerber/Lee Gaglione) **Motion passed 5-0**

**Motion to approve** RV Storage Lot Pricing (\$200/\$400) unchanged from 2023 (Brian Pettet/Lee Gaglione) **Motion passed 5-0**

**Motion to approve** AAC Application for 380 Stagecoach Lane (Lee Gaglione/Bill Neveu) **Motion passed 5-0**

**Ranch Manager’s Report:**

Gray Bower explained that there was an email vote by the Board to approve the Condo Tree Removal Proposal which passed 5-1.

SAVATREE (formerly Aspen Tree Service) to be on the Ranch March 7 to work in the Condo area.

The speed bump near the relay station to be repaired/replaced after snow season.

Plumbing work to be done by St Finnbar near the easement on the East side of the Ranch.

Reminder sent to community for recent gate code change.

Porta-John to be placed by driveway of 40 Rainbow Ct March 11-14 for contractors use during foundation repair.

Staff out for a few days during the 3<sup>rd</sup> week in March using remote workdays.

**Old Business:**

**Lee Gaglione:** asked about legal issues with St Finnbar.

**Bill Neveu:** none.

**Brian Pettet:** mentioned CAC asking about EV charging stations. Issue tabled until next BOD meeting.

**Chip Gerber:** none.

**Mitch Hoffman:** asked about Transfer Fee Collection regarding property sales on the Ranch. Legal opinion needed to answer.

The next HOA BOD meeting was scheduled for Monday, April 8, 2024, at 4:00 pm.

**A motion to adjourn** (Lee Gaglione/Bill Neveu) **Motion Passed 5-0.**

Respectfully Submitted by

Bill Neveu

Secretary, RRF HOA BOD