

# Ranch At Roaring Fork HOA Board of Directors Meeting

May 13, 2024

Call to order

Roll Call Brian , Lee, present. Jeff, Andrew, Chip, Mitch by phone. Bill, absent.

Homeowner Comments. None

Meeting Minutes. approval of draft minutes of April 8, 2024 meeting delayed until next meeting when Bill can make necessary changes

Financials

Accounts payable 3 items > 10k

\$12,500. to SGM related to water treatment

\$20,090. fish stocking, Liley Fisheries

\$26,000. condo concrete work

Accounts Receivable 1 item

40 Rainbow Court. \$1337.0

1/2 30 days due 1/231-60 days due

Board Topics

Fire Mitigation

Summary from Andrew, machinery will be repaired this week. Will not start on golf course work pending discussion with St Finbar avoiding both parcel A and B

Gov Documents

Tom McDermot gives update:

Next step is for Board to take a second look at gov documents draft , then have a meeting with Wilton Anderson for background and questions.

Boundary Survey is complete for CRR.

Brian asks if the document can go to the HOA membership for review or should it go to the membership for review

Jeff suggests another board meeting to go over the draft

Brian asks if the document is ready for the HOA members, with Executive Summary, Cover Letter from Wilton Anderson and a table of contents

Lee suggests that the document is reviewed by the Board in finished form prior to sending to HOA members

Tom suggests that the board received a copy of the original document to compare to the new documents.

Brian concludes that once that we approve the completed document it will go to the general ownership for comments

Lee suggests that the cover letter, table of contents and executive summary be shown to the board prior to sending it out to membership



Tom suggests that all board member get copies of the original declarations , and the amended ones for reference.

Brian summarizes that next step is to let the board see the cover letters , summary and table of contents , then send it to the members and then schedule a general meeting with Wilton Anderson for questions and concerns

Infrasructure :

waiting for Ranch audit on road and drainage systems from SHM

Architectural Applications:

Resident interested that Gretchen Greenwood has volunteered to start the ACC.

Motion to appoint Gretchen Greenwood to ACC. Made by Lee, Seconded by Chip

5 yea , 1 nay motion passes

Chip mentions that a restructuring of AAC will occur that will bring in outside expert to input on applications.

353 Stagecoach Lane Architectural application.

Andrew requests brevity in these discussions

Second request by John& Merril Grobler regarding building in the drainage easment.

He offers an agreement with the Ranch to take all responsibilities for future events regarding the drainage area

Brian suggests that an attorney write a letter to release the Ranch of responsibility of building into the easment , an indemnity agreement to be paid for by the applicant. Or a waiver of indemnity to be paid for by the applicant for the waiver

amended to approve application by owner to pay up to \$500.00 of fee to create waiver

Brian makes a motion to approve the application with contingency of a letter from an attorney to write a waiver then have Gretchen Greenwood review the building materials and make sure it meets our guidelines. Lee seconds the motion

Further discussion continues regarding the cost the indemnity agreement , Grey mentions the applicant is completely responsible for cost of waiver. Andrew recommends the the cost is split. After discussion, it was amended by Chip to read that John will pay up to \$500. of cost of waiver, additional cost paid by Ranch. And no fee for Gretchen's review. Andrew supports this plan.

Motion presented. Aye 6 Nay 0. Passes

no further review by ACC , but waiver to be drafted.

Andrew clarifies that Gretchen would not receive compensation for her work with ACC, but their might be a fee to applicant if the committee needs outside professional opinion

262 Stagecoach Drive Application

proposal of split rail fence and it extension. Thru an easement for utility and drainage.

Lee moves to approve application , Jeff seconds

6 Aye. 0



## Management Report

April 23 board approved fencing application 227 Surrey Street 5-0

Fire mitigation plan approved 6-0

May 9 approval for E-bike application 7-0

call in code is on Ranch website on calendar

all operations completed this month , overhang project completed by Gus. To keep equipment under cover and also a perimeter fence inside the budget .

4/18 fish stocking

road repair at Kingfisher bend

Wastewater report to be circulated soon

Two budget categories are at limit

5105 Building maint. Budget to \$10,000

currently at \$9500. Unexpected cost was the building heater \$6100.00 .

5035 Legal expenses Budgeted to \$45000

current bill for \$2000, so we are over

HOA meeting 7/27 at 10:30 annual meeting

applicants for board taken until june 15

Question about graffiti removal on the water tower , to be completed assp

## Round Table/ Old Business

Chip , nothing

Jeff , nothing

Mitch , nothing

Andrew, would like an executive session to consider our legal fees. After June meeting.

Lee , nothing

Jeff wants an open forum but Andrew wants a exec session

Brian suggests 6/3 meeting exec session

Brian, land use with Garfield county has been moved to 8/26 regarding the setback for the sign and fence, Board of adjustment meeting may not be required if resolved prior

motion to adjourn. by Lee , second by Chip

all in favor

next meeting 6/3 4 pm