



May 5, 2025 Meeting Minutes

A. Call to Order

Roll Call: Office: Chip Gerber, Marcy Kneiper, Anne Pirzadeh, Bill Neveu

Phone: Lee Gaglione, Andrew Yager

B. Homeowner Comments

1. NA

C. Approval of last meeting's minutes

- a. Motion to approve – Bill/Marcy
 - i. Approval: Unanimous

D. Financials: Mitch

- a. Accounts Receivable – Over \$10k
 - i. NA
- b. Accounts Payable – Over \$10k
 - i. ~\$20k High Country Utility (WWTP)
- c. YTD and Monthly Financials should be final next week
 - i. 2024 year end is posted on the website
 - ii. YTD through March should be finished next week

E. Board Topics

- a. Infrastructure update – Maggie with Roaring Fork Engineering
 - i. Well Update – rehabilitation of well is recommended
 1. Adrian flushed distribution system
 2. Flushed and cleaned every year or two
 3. Water quality is safe to drink and use
 4. Our current well is 40' deep ground water well
 5. New well would cost about \$40-50k
 - ii. Motion: to proceed with the well rehabilitation Ann/Marcy
 - a. Passes unanimously
- b. Property Management - Anne
 - i. Continuing to assess management companies and find the right fit
- c. Architectural Committee recommendations – Gretchen/Chip
 - i. Recommendations for AC
 1. Charging fees for resources and time for applications
 2. Committee members are still volunteer positions
 3. Any owners wanting to start a project please call the board with questions and Gretchen is happy to have a conversation with owners to answer questions and make suggestions

- d. Annual Meeting date
 - i. July 19, 2025 at 10am followed by lunch
- e. Board Candidate Statements due date will be June 15, 2025
 - i. (3) board openings
 - ii. Ballots will be mailed out at the end of June

F. Round Table

- a. Anne –
 - i. RV storage registrations are complete
 - 1. There are (2) 30' spaces available
 - 2. Email: rrfhoa.rrf@gmail.com
 - 3. First come first serve
 - ii. Declaration revisions will renew mid May
 - iii. Playground needs to be finished being repaired
 - 1. Ropes for bridge
 - 2. Lilypads will be looked at
- b. Marcy
 - i. Would like to address the rental program

G. Next meeting is scheduled for June 9, 2025 at 4pm

- a. Motion to adjourn Andrew/Anne
 - i. Approved unanimously

ACTION ITEMS	OWNER(S)	DEADLINE	STATUS
Terminate web developer	Andrew		Complete
Playground netting removed & CRR furniture & signs repaired	Gus		
Cloud storage	Andrew/Chip		Complete
Declaration versions original vs. current	Anne/Wilton		
Ranch Op Manual	Marcy/Lee		
Sievers Architectural	Gretchen		Complete
RRF Equipment Needs/Priorities	Gus		
Ranch Creek Dredging Project	Chip/MJ		On Hold