

HOA Meeting minutes

November 4, 2024 FINAL

Agenda items

A. Call to order

Roll Call: Office: Bill Neveu

Phone: Anne Pirzadeh, Lee Gaglione, Chip Gerber, Marcy Kneiper and Mitch Hoffman

B. Homeowner Comments

- a. Mitch Kortus 291 – when will the siding covering dryer vents be fixed?
 - i. Chip & Gray will follow up and let Mitch know

C. Approval of last meeting's minutes

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

D. Financials: Mitch

- a. 2023 Annual audit is received 10/25
 - i. Anne noted a couple of typos that she will send to Mitch
 - ii. The audit will be posted on the website
 - 1. Motion to accept: Mitch/Lee pending fixing typos
 - a. Approval unanimous
- b. Accounts Payable – Over \$10k spent
 - i. Homeowner asked about the “notice of violation” and they were told that it is the Ranch violation from Garfield County about the fence and sign
- c. Accounts Receivable – nothing to report over \$10k

E. Board Topics

- a. Budget: Mitch has been in touch with committees
 - i. Has been updating the templates
 - ii. Another budget meeting November 18
- b. Gov Doc Roll out: Anne:
 - i. Busy with homeowner emails and comments
 - ii. Email went out with meeting summary from 10/21 with a revised document
 - iii. Another meeting is scheduled for this Friday 11/8
 - iv. We are adding another meeting December 5th
- c. Cloud Storage: Chip is working on this more
- d. Newsletter: Marcy and Andrew will work on getting that distributed
- e. Vehicle ID tags: Bill
 - i. Owners would have window stickers for each of their vehicles
 - 1. 500 for \$541
 - ii. Visitors would have hang tags as would the partnerships
 - 1. #400 \$460

- iii. The gate camera at the maintenance barn still is being worked on and will help with tracking the vehicles and working on connecting wifi out there
 - 1. The Ranch Office will monitor the footage
- iv. If there is a vehicle without a sticker/tag please report it to the office
- v. This is an attempt to see if there is a problem with people who shouldn't be back there and get some data on unauthorized access
- vi. This will be added to the 2025 budget in the amount around \$1600 and will be formally voted on next month

F. Manager Report: Gray

- a. Roto Rooter has been working on the golf shop back up
- b. Fire mitigation continues and owners with concerning brush and willow trees will be communicated with
- c. (3) bridges have been repaired. Thank you Gus and guys
- d. Golf course waterways need servicing and will be inspected
- e. Low cable lines on Surrey St. are being buried
- f. Protocol manual for manager position in packet for board review
- g. Requested landscaping estimates
- h. Ranch staff will continue fall cleanup
- i. Gutter guards ordered and hope to have it this week
- j. Approved financial reports are on website
- k. Ditch fees invoicing in December. Next March should have next years' ditch fees
- l. Next meeting 12/2/24
- m. Questions:
 - i. Odor from treatment plant
 - 1. Consulting with professionals to see what the issues might be

G. Round Table

- a. Old Business
 - i. Marcy: asked if BOD likes the follow up/tracking system
 - 1. Gray removed, but we will keep that system and email Marcy when items are complete and she will remove
 - ii. Anne: Mission statement focus
 - 1. Lee and Andrew to finalize it, share it and put it on the website by 12/2 meeting
 - iii. Lee: transfer fees from other communities
 - 1. Will collect more information and send to BOD by Friday for the meeting
- b. New Business
 - i. Anne: signage around Ranch to remind Owners to return their vote for the amended declaration
- c. Motion to adjourn Anne/Marcy Passes unanimous

ACTION ITEMS	OWNER(S)	DEADLINE	STATUS
FWAC bridge vote	BOA email		Is there budget for it? Email vote
Cloud storage – google info	Andrew/Chip		Working on more info
Mission Statement	Lee/Andrew	12/2	Will finalize and add to website
Vehicle ID project & camera	Bill	EOY	Amount to add to 2025 budget
Newsletter	Marcy/Andrew	By next meeting	