

RANCH AT ROARING FORK

HOA MEETING MINUTES

September 9, 2024 FINAL

Agenda items

I. Call to order

- Roll Call: Lee Gaglione, Bill Neveu, Chip Gerber, Marcy Kneiper
 - Anne Pirzadeh on phone, Andrew Yager arriving late

II. Homeowner Comments

- Darcy Thornton: Thanked the board and everyone involved who helped to get the condo loan

III. Approval of last meeting's minutes

- Correction of the spelling of MJ Mastalir's last name
- Motion to approve – Bill/Lee
Approval: Unanimous

IV. Financials

- Accounts Payable - nothing to report
- Accounts Receivable – nothing to report
- Mitch (via Gray): Budget work will begin in mid September this year

V. Condo Advisory Committee

- Fall Landscaping Proposal
 - Landscaping around and in front of the staircases 1, 2, 6, 9, 11, 14 & 10
 - Proposals from: Save a Tree and Daly
 - Daly has been chosen to manage this project
 - Shrubs, watering system, low maintenance that are consistent
 - Gray will connect with Justin (owner of Daly) directly

Motion to Approve the proposal: Bill/Marcy

Approval: unanimous

VI. Board Topics

- 353 Stagecoach Lane – Easement update
 - Propose a five foot easement from the BOD so that they don't need to re-draw all of the plans
 - Previously BOD approved reducing the easement variance from 20' to 10'
 - BOD will follow up with law team before deciding
- Governing Documents – HOA Declarations Document rollout plan
 - Anne: Plan to roll-out the new document revised from the 1985 version
 - BOD will follow Colorado Common Interest Ownership Act (CCIOA) requirements

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- There will be two mailings. First with the draft version of new Declarations with a cover letter and a summary of changes and instructions hopefully this month (September), the second with any further changes as a final version for HOA to approve
- During the 30 day FAQ timeframe, there will be lots of communication through the office and the volunteer committee so that everyone knows what is happening and when they need to have questions submitted, attend meetings and vote
- Draft version of the Declarations will be posted on the website
- There will be 30 days for review and 90 days for homeowners to vote
- Questions and comments from homeowners need to be submitted to office to give to Wilson Anderson (lawyer) 30 days prior to zoom meetings so that he can review
- There will be two zoom meetings for Q&As: October 21 at 6:30 and November 8 at 6:30. Invitations will be sent via the office
- A committee will be assembled to assist with roll-out and informing the HOA
- A community in favor vote of 67% is required for this version of the declarations to pass
- November 25 voting will begin and be available via email and mail
- Security Camera Pilot
 - Bill: Security camera at the maintenance barn gate to monitor vehicle and foot traffic, collect data and see if we need additional cameras around the Ranch.
 - Not to exceed \$300 for a three month trial
 - Office will be responsible to review footage daily and see if there are causes for concern

Approval: Lee/Marcy - unanimous

- Update Website
 - Andrew: we won't change the site yet until after the voting on the Declarations acceptance
 - Andrew will build a site on the back end to roll-out afterwards

Approval: Marcy/Anne - unanimous

- Document Storage
 - Chip: Use a cloud based storage company for all of our files
- Refurbish Golf Course Benches and Shelter
 - Chip: will find an outside company come in and repair and/or stain the current benches
 - The funds will come from the golf budget

VII. Management Report

- Monthly Announcements
- Ranch Operations
 - Weed mitigation – thistle and spraying
 - Condo gutters proposal forthcoming with more appropriate guards
 - Butch is chimney cleaning at the condos this week
 - A private utility locator for the office property for tree planting

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- Roto-Router has been at the Golf Shop dealing with a broken pipe. They will repair it after the course closes

VIII. Round Table

- Bill:
 - Data tracker for the head gate to gauge water
 - \$5,000 2025 budget
- Anne: Ranch signage will be repaired this winter
- Marcy:
 - Gus' associate Ronal passed away. Gus set up a Venmo to help his family
 - Sent Venmo information to Chip so that we can contribute
 - E-bikes: Community member asked the board to review their decision to allow e-bikes in the open space. The board does not feel like they need to review that discussion at this time.
 - Gate key fobs: will get a quote for a system that works with our current system
- Lee:
 - Mission Statement for approval
 - "Guest" definition
- Andrew:
 - Temporary speed bump: Gus will plow over existing
 - Improve audio for meetings: Gray will order and have in office by October 1

IX. Adjournment

- Next board meeting: October 7, 2024 at 4:00pm MST
Bill/Marcy
Approval: unanimous