

RED SKY RANCH ASSOCIATION
Board of Directors Meeting
August 22, 2023
via videoconference

A regular meeting of the Red Sky Ranch Association (“the Association”) Board of Directors was held on August 22, 2023, via videoconference. Board members in attendance were Eric Kurzweil, Bill Simon, Marcella Barry, Scott Wylie, and Dennis Grindinger. Also in attendance were Lee Hoover, Association Manager; Dana Miller, Financial Analyst; Ramsey Romanin, Ranch Manager; Steve Nusbaum, Sr. Manager of Design Review Administration; Chris Burns, Sr. Manager of Beaver Creek Mountain Services; Peter Mason, property owner; and Carol Floyd, Secretary for the Meeting. Eric Kurzweil called the meeting to order at 4:00 p.m. and verified the presence of a quorum.

Approval of the June 12, 2023 Board of Director Meeting Minutes

Dennis Grindinger moved to approve the June 12, 2023, Board of Director Meeting Minutes as presented. Bill Simon seconded the motion and it was unanimously approved.

Upcoming Board Vacancy

Eric Kurzweil announced he has submitted his resignation from the Board. He explained, in accordance with Article 7 in the Association Bylaws, the Board may appoint a replacement before the next Board meeting or may nominate a candidate for the annual election. Eric offered to remain available for questions or historical information. Eric recommended appointing the officer position of President to chair future meetings, noting the President and Secretary cannot be the same person. Bill Simon agreed to accept the position of President for twelve months.

Dennis Grindinger moved to appoint Bill Simon as President for the remaining term. Marcella Barry seconded the motion and it was unanimously approved.

Discussion took place regarding the nominating process. Sending a call for candidates was suggested. The Board was in agreement to leave the seat vacant until the annual election.

Design Review

Steve Nusbaum reported there continues to be moderate construction activity. Two of the four new homes under construction have wrapped up. A new home on Lot 78 is scheduled for conceptual review. There have been very few remodel applications. Fire mitigation applications are beginning to come through. A slowdown of construction on Lot 81 was discussed. Steve Nusbaum surmised the delay may be caused by difficulty in getting certain contractors and having inspections done.

Financials

Dana Miller reviewed the July 31, 2023 financials. \$1.5M in assets are currently invested with First Western Trust between checking and cash sweep accounts that maintain FDIC coverage, yielding a little over 2% interest. One CD in the amount of \$152K and yielding 4% interest is set to mature in January. Marcella is working with Vanguard to transfer funds from the checking and cash sweep accounts. She has filled out the application and will need Lee Hoover’s signature. Scott Wylie asked if funds could be invested in T-Bills with Vanguard yielding 5.5% and Marcella answered yes. Dana continued to review the Balance Sheet. There are \$250K in refundable Design Review deposits. Payment was received for the final owner outstanding on their annual assessment. Equity includes \$70K in the Reserve, \$1.26M brought in from prior years, and a surplus through July of \$69K. The Income Statement shows \$205K collected in real estate transfer assessments, based on three sales, vs. a budget of \$100K. One lot sale is currently pending. Interest will exceed budget because of better interest rates and interest on CDs, and will increase more with the transfer of funds to Vanguard. Design Review fees are slightly unfavorable to budget because of a slowdown in projects. Expenses that are over budget include \$6K in gatehouse operations for purchase of vehicle stickers and \$6K in ranch manager facilities for snow removal and boiler repair done in the winter. Legal fees are \$26K over budget year to date with the legal budget spread evenly over 12 months. Overall, expenses are \$288K on a budget of \$296K, or \$8K favorable. Improvement expenses include fire mitigation, a laptop, ATV tires/maintenance, and gate software. \$12K was spent in August for trail trees.

Ranch Manager Update

Ramsey Romanin stated the Welcome Center is currently operating from 7:00 a.m. to 8:00 p.m. Lost Bear gate is operable after repair of a sheared hinge pin. The gate motor may be compromised and will be inspected by the contractor. New repeaters that were approved in June will be installed in September to resolve camera glitches at the Staghorn gate. Standing dead trees have been removed from Elk Bugle to Bellyache Ridge Road. Livestock have been moved off of Jouflas' property. Ramsey said there were no issues this summer. Big game hunters will be on Jouflas property starting next week into late November. Avant Gardener has added more irrigation and perennials to the Juniper bed at a cost of \$2,700. Ramsey noted \$3,400 remains in the landscape budget. Ascent Tree and Turf Services treated noxious weeds on Red Sky Ranch lots in late June through July. Overall, the experience and feedback were good regarding the new contractor. Wildfire mitigation will begin on smaller parcels in the fall and move to the 280 in late November into December. Ramsey said several homeowners have asked for a community-wide pigeon control measure. He briefly spoke with Mountain Pest Control about the issue and they recommended a bait method that does not affect wildlife or pets. It is a birth control method that sterilizes the pigeons to slowly reduce the population. The process would take three to four years. The Board spoke in favor of addressing this issue. Ramsey will pursue a couple of bids for this service. A reminder to pick up after pets was included in the last two Trail Tale emails. Ramsey relayed a request for annual maintenance and manicure of vegetation on the four islands on the east side of Bellyache. The Board requested Ramsey obtain a bid for this work for further consideration.

Other Business

Bill Simon recognized and thanked Eric Kurzweil on behalf of the Board for his service on the Board. Eric thanked the Board and staff for their help making Red Sky Ranch a great place to live.

Eric Kurzweil moved to enter Executive Session at 4:42 p.m. to discuss matters with legal counsel.

The Board exited the Executive Session at 5:33 p.m.

There being no further business, Eric Kurzweil moved to adjourn the meeting at 5:33 p.m.

Respectfully submitted,

Carol Floyd
Secretary for the Meeting