

RED SKY RANCH ASSOCIATION
Board of Directors Meeting
February 19, 2024
via videoconference

A regular meeting of the Red Sky Ranch Association (“the Association”) Board of Directors was held on February 19, 2024, via videoconference. Board members in attendance were Bill Simon, Marcella Barry, Peter Mason, Scott Wylie, and Dennis Grindinger. Also in attendance were Lee Hoover, Association Manager; Dana Miller, Financial Analyst; Ramsey Romanin, Ranch Manager; Jerry Hensel, Director of Resort Operations; Chris Burns, Sr. Manager of Beaver Creek Mountain Services; and Carol Floyd, Secretary for the Meeting. Bill Simon called the meeting to order at 4:01 p.m. Lee Hoover verified the presence of a quorum and that proper notice had been provided.

Approval of the October 9, 2023, Board of Director Meeting Minutes

Scott Wylie moved to approve the October 9, 2023, Board of Director Meeting Minutes as presented. Peter Mason seconded the motion and it was unanimously approved.

Review of the December 21, 2023 Annual Meeting Minutes

One correction to the December 21, 2023 Annual Meeting Minutes was noted.

Approval of the December 21, 2023, Board of Director Meeting Minutes

Marcella Barry moved to approve the December 21, 2023, Board of Director Meeting minutes as presented. Peter Mason seconded the motion and it was unanimously approved.

Design Review

Bill Simon spoke about recent proposals to utilize alternative roofing materials in place of wood shake. Steve Nusbaum said roofing materials were discussed at the October Design Review Board (“DRB”) meeting. DRB has requested feedback from the Association Board. Steve explained Red Sky Ranch originally allowed and promoted wood shake and natural metals roofs. Years ago, the regulations were revised to allow for composite and synthetic shakes and natural metals. Technology has since advanced with prefinished, coated steel, and aluminum materials simulating a copper or natural metal roof. Steve noted other communities that Design Review provides administration for are moving in the direction of allowing the use of these materials. He reviewed proposed language to revise the current regulation including the addition of prefinished or pre-coated aluminum or steel materials, thickness and gage sufficient for the environment, and pre-patinaed or weathering to eliminate reflectivity. Metal roofs would be limited to secondary roofs. Asphalt, fiberglass, and wood would be prohibited. Steve mentioned that Beaver Creek and Bachelor Gulch require changing to an approved material when doing a remodel that encompasses more than 25% of roof replacement or addition of roof area, with the intent to eliminate wood-shake roofs and minimize the wildfire risk for everyone. The Board was not in favor of including this requirement in the regulation. They agreed with the language as proposed.

Scott Wylie moved to approve the language as presented to revise Section 3.4.5 Roof Materials within the Design Guidelines and Regulations. Marcella Barry seconded the motion and it was unanimously approved.

Financials

Lee Hoover referenced a financial summary prepared by Dana Miller for the Board’s information in her absence. Peter Mason commented on the low amount of interest income the Association is earning. Marcella Barry explained that a transfer of funds for a better return on investment is in process.

Ranch Manager Update

Ramsey Romanin reported the Staghorn gate exit loop failed on February 11th and was replaced on the 12th. Lost Bear right and left gates will not sync. The technician believes the freeze and thaw of conduit beneath the road has compromised the wiring and has recommended pulling new wire when weather allows in April or May. The East Lakeside call box and camera repeater have been replaced. One of the cameras did not come back online and will be replaced on February 28th. Offseason Welcome Center hours are 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturday and Sunday. Avant Gardener’s bid for the east side island improvements came

in at \$5,500. The scope of work would duplicate what has been done with Russian sage on the front side of the islands on the backside. \$6,550 is budgeted for landscape improvements in 2024. Ramsey noted irrigation is on the islands and will be required with the new plantings at an unknown cost. Because the irrigation has not been turned on in many years, it may need repair. He intends to turn on the irrigation in June to assess its condition. Bill Simon advised waiting for further information on the irrigation before moving forward with this project. Ramsey said fire mitigation is complete on all of the smaller parcels. As of January 31st, half of parcel 11 was completed. Ramsey will do a metro district audit of street lights, rock lights, and address markers before the end of February. A recent complaint regarding mud on the road from a construction site was relayed to DRB. The contractor put down gravel at the head of the driveway within 48 hours to alleviate the situation. Ramsey spoke about gate protocol changes for summer. Given the amount of traffic during golf season, gates will be raised when attendants are on break. Bill Simon spoke about the issue of dogs off-leash and people not picking up after their pets. Ramsey said the leash law is addressed during orientation with new homeowners. Lee Hoover suggested amplifying this communication ahead of the summer season. Bill recommended the communication come from Ramsey and the Association and the Board agreed. Lee offered to speak with the golf, F&B, and club staff to ask for their support in engaging with the community to have polite conversations regarding this matter as needed.

Holland Creek Metro District Update

Jerry Hensel informed the Board that the pre-bid meetings have occurred with four contractors for the mill and overlay improvements on Saddle Rock Road and East Lakeside entryway scheduled for this year. Holland Creek Metro District ("HCMD") received its second new truck that is currently being outfitted. Equipment will be put on the other vehicle for John Volk to use for water and sanitation. When asked when Lost Bear will be overlaid, Lee answered it is on the improvement plan for 2025. Jerry added roads are inspected every July to ensure needed improvements are aligned with the schedule.

Red Sky Metro District Meeting

Bill Simon reported the Board had a conversation two weeks ago to discuss some of the issues taking place. He and Peter Mason will attend the next Red Sky Metro District ("RSMD") meeting on February 21st and provide an update at the next Board meeting.

Scott Wylie moved to enter an Executive Session to discuss legal matters. Marcella Barry seconded the motion and the Board entered Executive Session at 4:43 p.m.

The Board exited the Executive Session at 5:02 p.m.

There being no further business, the meeting was adjourned at 5:02 p.m.

Respectfully submitted,

Carol Floyd
Secretary for the Meeting