

RED SKY RANCH ASSOCIATION
Board of Directors Meeting
August 13, 2024
via videoconference

A regular meeting of the Red Sky Ranch Association (“the Association”) Board of Directors was held on August 13, 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; and Mike Heaphy, Secretary for the Meeting. Bill Simon called the meeting to order at 4:00 p.m. Lee Hoover verified the presence of a quorum and that proper notice had been provided.

Approval of the June 10, 2024, Board of Director Meeting Minutes

Upon motion duly seconded, the Board approved the June 10, 2024, Board of Directors Meeting Minutes as presented.

Design Review Administration

There being no representative of the Design Review Administration present, no formal report was provided to the Board.

Financials

Dana Miller reviewed the financials as of July 31, 2024. At the end of July, the Association has \$402,000 in liquid accounts with First Western Trust. These are sweep accounts that maintain FDIC coverage with interest earned of approximately 2%. The Association also has \$1.3 million invested with Vanguard earning 5.3%. There is \$1.1 million in the operating fund and an operating surplus through July of \$80,926. The reserve fund has \$124,000. Revenue through July is \$243,000 favorable to budget driven by transfer fees of \$291,000 collected from 6 sales. Expenses through July are \$25,000 unfavorable to budget with legal expenses exceeding budget by \$37,000. The Association has spent \$40,000 on improvements, consisting of \$5,000 for landscaping, \$12,000 for trail trees, \$3,000 for gate repair, and \$20,000 for fire mitigation.

Ranch Manager Update

Ramsey Romanin presented the Ranch Manager report. Topics covered included:

- Gate Maintenance - upgrades at the Staghorn gate;
- Gate Operations;
- Fence Maintenance – ongoing repair of damaged sections visible from roads, houses, or golf course;
- Wildfire Mitigation – site meeting pending for possible work on Area #s 13 and 15 and northwest corner of Red Sky Ranch;
- Landscaping – east side island landscaping complete with positive feedback from owners; with removal of old barcode readers, contemplating fabrication and installation of light post in their place, a concept for which Board expressed approval;
- Noxious Weeds – follow up treatment completed; and,
- Capital Improvements -
 - Trail tree project complete, with trail chips spread from nursery to Member Clubhouse; section between bridges and Elk Bugle access targeted for 2025
 - West side gate at end of Red Sky Ranch Road replaced; nursery gate on Bellyache Ridge will need to be replaced in 2025
 - ATV to be serviced in fall

Holland Creek Metro District Update

Jerry Hensel reported on the activities of the Holland Creek Metro District, generally consisting of routing summertime maintenance and repair operations none of which implicated particularly material concerns to the Board.

Red Sky Metro District Update

Bill Simon advised the Board that he did not have any updates on behalf of the Red Sky Metro District.

Other Business

The Board discussed an ongoing issue regarding an off-leash/dangerous dog situation and how to address it. The Board agreed to refrain from taking any official action at this time and to continue to rely on soft pressure.

Bill Simon moved to enter an Executive Session to discuss legal matters which motion was duly seconded and approved. The Board entered the Executive Session at 4:40 p.m. and exited at 4:59 p.m.

There being no further business, the meeting was adjourned at 4:59 p.m.

Respectfully submitted,

Mike Heaphy
Secretary for the Meeting