

RED SKY RANCH ASSOCIATION
Board of Directors Meeting
February 18, 2025
via videoconference

A regular meeting of the Red Sky Ranch Association Board of Directors was held on February 18, 2025, via videoconference. Board members in attendance were Bill Simon, Dennis Grindinger, and Peter Mason. Also in attendance were Lee Hoover, Association Manager, Dana Miller, Financial Analyst, Koby Kenny, Paul Datsko, Ramsey Romanin, Ranch Manager, and Mike Heaphy, 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 December 20, 2024 Board of Directors Meeting Minutes

Upon motion duly seconded, the Board approved the December 20, 2024 Board of Directors Meeting Minutes as presented.

Review of December 20, 2024 Annual Members Meeting Minutes

The Board reviewed the draft minutes of the December 20, 2024 Annual Members Meeting Minutes and did not propose any changes.

Intergovernmental Agreement Between Eagle River Fire Protection District and Red Sky Ranch

Lee Hoover gave a brief overview of the proposed Intergovernmental Agreement between Eagle River Fire Protection District and the Association, explaining that the agreement called for ERFPD to continue its fire mitigation work within Red Sky Ranch and begin moving into a maintenance phase for previously treated areas. In response to a question from the Board, Ramsey Romanin advised that all 2024 projects contemplated by ERFPD had been fully completed. The Board then directed Lee Hoover to reach out to the ERFPD team to determine whether there is anything more the Association could be doing in terms of fire mitigation. This prompted the Board to discuss how best to encourage Association members to have a hazard assessment of their homes and properties done by ERFPD. **On motion duly seconded, the Board approved the Intergovernmental Agreement Between Eagle River Fire Protection District and Red Sky Ranch.**

Introduction of Paul Datsko

Lee Hoover introduced Paul Datsko, Jerry Hensel's replacement upon his retirement. Lee explained that Paul will be in charge of public safety across the Beaver Creek communities and otherwise manage Arrowhead Association and Arrowhead Metro District. Lee further explained that Paul will not be assuming Jerry's position as manager of Holland Creek Metro District; instead, those duties will be assumed by Chris Burns, Beaver Creek's manager of mountain services.

Financials

Dana Miller began by advising that the audit of the Association's 2024 financials had just begun and, once completed, the results would be shared with the Board. Dana continued on to inform the Board that the Association has \$515,000 in its First Western Trust accounts and \$1.3 million in its Vanguard account. Dana typically tries to hold an amount equal to the refundable Design Review deposits plus a quarter worth of operating and improvement expenses in the liquid accounts with First Western Trust (or about \$450,000) so she will be looking to transfer money from First Western Trust to Vanguard by the end of the month. The balance sheet includes a new line item, Association Vehicle, which is the truck purchased by the Association in January. There will be an affiliated depreciation expense for the truck beginning in February 2025. Owner receivables as of the end of January were \$77,000, down from 2024 at the same time, likely attributable to the fact that the Association can accept ACH payments for the first time. Dana has sent out dues reminders earlier in February and has since received an additional \$45,000 in dues payments. Based on the large amounts of refundable deposits being held by the Association, the Board asked Dana to prepare a breakdown of the amounts of individual deposits and the projects with which they are associated. Addressing equity on the balance sheet, Dana advised that the Association has \$165,000 in its improvements reserve, a year-to-date surplus of \$83,000, and retained earnings from prior years of close to \$1.3 million. Finally, the Income Statement shows revenues favorable to budget, largely as the result of receipt of an unbudgeted real estate transfer fee in excess of \$96,000, while there are no meaningful variances from budget on the expense side. Actual, year-to-date improvement expenses are at \$19,000, for the new carpet at the caretaker residence.

Ranch Manager Update

Ramsey Romanin began his report by advising that there had been no gate maintenance issues over the past few months. The gate code was just changed and would stay the same until the golf course opens in May at which point the code would stay the same through the golf season. The light posts that will be located near the call boxes on the east side islands and the main gate will be installed when weather permits. Anticipating anticipated consumption by the Association and the golf course during the summer, Ramsey advised that it may be necessary to order a new batch of RFID stickers. In this regard, the Board advised Ramsey to see how the summer proceeds and be prepared to order a new batch later in the summer if necessary. Ramsey continued on to tell the Board that he is currently taking bids for staining the Bellyache fence, which will occur in May, weather permitting. In addition, the nurse gate on Bellyache will be replaced in late April, again, weather permitting. Finally, due in part to Holland Creek Metro District allowing the Association to use its loader, Ramsey anticipates that they will be able to put new wood chips on the entire trail in 2025.

Other Business

Bill Simon advised the Board that he would like to survey the Association membership regarding who their waste management providers are and the fees they pay for the service and, based on those survey results, determine if more favorable rates could be achieved by negotiating with providers for the Association as a whole. The Board agreed with this proposed plan of action.

There being no further business, the open session portion of the meeting was adjourned on motion duly seconded at 4:33 p.m. at which point Bill Simon moved to enter an Executive Session to discuss legal matters which motion was also duly seconded and approved. The Board entered the Executive Session at 4:33 p.m. and exited at 4:48 p.m.

Respectfully submitted,

Mike Heaphy
Secretary for the Meeting