

**RED SKY RANCH ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**June 9, 2025**

A regular meeting of the Red Sky Ranch Association Board of Directors was held on June 9, 2025, via videoconference. Board members in attendance were Bill Simon, Dennis Grindinger, and Peter Mason, with Marcella Barry joining at 2:10 p.m. Also in attendance were Dana Miller, Association financial analyst, Ramsey Romanin, Ranch Manager, Chris Burns, Holland Creek Metro District manager, Paul Datsko, Beaver Creek Director of Base Operations, and Mike Heaphy, secretary for the meeting. Bill Simon called the meeting to order at 2:01 p.m. after which Mike Heaphy verified that proper notice of the meeting had been provided and a quorum was present.

**Approval of June 9, 2025 Board of Directors Meeting Minutes**

**Upon motion duly seconded, the Board approved the June 9, 2025 Board of Directors Meeting Minutes as presented.**

**Financial Update**

Dana Miller provided an update on the Association's finances to the Board, first noting that it has \$510,000 in its two First Western accounts and \$1.3 million in its Vanguard federal money market account as of the end of May. Dues from one owner remain outstanding and Dana is pursuing authorized methods to compel payment. Liabilities include \$69,000 in payables, \$2,500 in prepaid dues, and \$133,000 in advanced billed dues. Equity includes a little under \$100,000 in reserve, \$104,000 in surpluses for the year, and \$1.3 million in retained earnings brought forward from prior years. In response to a Board question, Dana confirmed that the Association's interest income is taxable, which prompted discussion among the Board regarding possible other investment vehicles to reduce the Association's tax liability. The income statement reflects transfer fee receipts of \$175,000 which equals the budgeted total for 2025. Two homes as well as several lots are on the market. Design review fees and interest income are favorable to budget year-to-date. On the expense side, most expenses are in line with budget with year-to-date favorability of \$50,000, primarily attributable to legal expenses falling short of budget. While she believes the auditors have everything they need, Dana is still waiting on a draft audit and will forward it to the Board when received.

**Ranch Manager Update**

Ramsey Romanin reported that the Lost Bear gate is not functioning correctly after the paving project. A technician will be out this week to investigate. The Staghorn gate has a stripped gear and is currently inoperable. The technician will also address this issue. Current gate house hours are 6:30 am to 7:00 pm but will be adjusted 6:00 a.m. to 8:00 p.m. this coming weekend. The callbox light posts at the main gate have been installed and are now functioning. Martin O'Keefe continues to work on routine fence maintenance throughout Red Sky in anticipation of the arrival of the Jouflas cattle. Trail chips have been spread from the Bellyache nursery to the Training Academy which exhausted the chip supply. It is anticipated that a new supply of chips will be on hand by the end of June, courtesy of a project farther up Bellyache Ridge. Once received, they will be deployed per a distribution plan outline by Ramsey. The new iron nursery gate on Bellyache has been installed. Noxious weed spraying should occur in the next few weeks. Ramsey will alert the community before that happens.

**Holland Creek Metro Update**

Chris Burns reported that he is working with a contractor on address light prototypes which are expected to be ready by fall. He further advised that the mill and overlay project on Lost Bear and Elk Bugle is complete. Chris also walked the next few year's intended project sites with the engineer, based on which inspection they have decided to do Staghorn next year, advancing it ahead of Arrow Lane because it is in worse shape. A landscaping contractor is working on cutting back overgrowth on curbs, gutters, and sidewalks. Noxious weed and mosquito spraying has been authorized on Metro District properties.

### **Red Sky Metro District Update**

With respect to fire mitigation, Bill Simon reported that the no homeowners opted out of the home inspection program to be led by Eagle River Fire Protection District. Bill was unable to attend the most recent Red Sky Metro District meeting but another is scheduled for tomorrow. Bill and Peter Mason plan to attend and will report anything of substance that comes out of the meeting to the rest of the Board.

### **Homeowner Association Management Platform**

Mike Heaphy reported on his investigations regarding adoption of an appropriate homeowner association management platform for the Association. He will continue his investigations and report further at the next Board meeting.

### **Other Business**

Bill Simon asked the Board to approve reimbursement of Ramsey Romanin's and Martin O'Keefe's phone expenses if Vail Resorts does not do so, prompted by the fact that Ramsey needs to move to a different service than Vail Resorts typically uses due to coverage issues at Red Sky. **On motion duly seconded, the Board approved this request.** Bill then notified that a homeowner's dog recently bit a person. This is the fourth biting incident involving this dog over the preceding years. Eagle County Animal Control was alerted to the incident and the dog has been identified as an aggressive dog. Eagle County Animal Control recommends that the dog be kept in a secure, fenced yard and, when not, be muzzled and kept on a non-retractable leash. Board discussion then followed regarding potential liability for the Association if another incident occurs, particularly if the owner of the dog refused to adhere to Eagle County's recommendations, and how the Association and its members might enforce the recommendations. Ultimately, if the dog owner fails to adhere to the recommendations, the Association will likely have to take appropriate steps to remove the dog from the community.

**There being no further business, the meeting was adjourned on motion duly seconded at 3:47 p.m.**

Respectfully submitted,

Mike Heaphy  
Secretary for the Meeting