

RED SKY RANCH ASSOCIATION
Board of Directors Meeting
December 20, 2024

A regular meeting of the Red Sky Ranch Association Board of Directors was held on December 20, 2024, at the Red Sky Golf Member Clubhouse and virtually via Zoom. Board members in attendance were Bill Simon, Marcella Barry, Peter Mason, and Dennis Grindinger. Also in attendance were Lee Hoover, Association Manager, Greg Perkins, counsel for the Association, Jerry Hensel, Director of Resort Operations, several members of the Association, and Mike Heaphy, secretary for the Meeting. After verifying the presence of a quorum, Bill Simon called the meeting to order at 11:21 a.m.

Approval of the October 14, 2024, Board of Director Meeting Minutes

Upon motion duly seconded, the Board approved the October 14, 2024, Board of Directors Meeting Minutes as presented.

Appointment of Officers

Upon motion duly seconded, the Board appointed Bill Simon to serve as President of the Board, Marcella Barry to serve as Vice-President and Treasurer of the Board, Scott Wylie to serve as Vice-President and Secretary of the Board, and Dennis Grindinger and Peter Mason to serve as Vice-Presidents of the Board.

FinCen Compliance

Following up on earlier communications, Greg Perkins advised the Board that the Association's obligation to file a beneficial owner report with FinCen is currently subject to a nationwide injunction excusing compliance and, as a result, the Association was not required to do anything by the now-enjoined January 1, 2025 deadline. In light of this advice, the Board agreed to defer taking any action.

Other Business

The Board discussed the possibility of shifting some of the day-to-day duties and responsibilities presently assumed by Holland Creek Metro District and Jerry Hensel to Ramsey Romanin and Martin O'Keefe to achieve greater efficiencies and more timely service. Such a change would require review of the management agreement between Vail Resorts and the Association and, further, entering into an agreement with the Holland Creek Metro District by which it would reimburse the Association for the increased duties assumed by Ramsey and Martin. With the Board's consent, Lee Hoover agreed to pursue the matter further through consultation with Greg Perkins, Vail Resorts, and Holland Creek Metro District.

The Board continued on to discuss the possibility of the Association contracting with a local waste service provider to provide waste disposal, recycling, and composting services to the entire Association in order to reduce the cost of providing these services. The Board directed staff to conduct the research necessary to effectuate such a change.

Finally, Lee Hoover noted that Jerry Hensel would be retiring in February after more than 30 years of service with Vail Resorts, including his time assisting Red Sky Ranch. The Board thanked Jerry for his services.

There being no further business, the meeting was adjourned at 11:38 a.m.

Respectfully submitted,

Mike Heaphy
Secretary for the Meeting