

**RED SKY RANCH ASSOCIATION**  
**Board of Directors Meeting**  
**June 12, 2023**  
**via Videoconference**

A regular meeting of the Red Sky Ranch Association (“the Association”) Board of Directors was held on June 12, 2023, via videoconference. Board members in attendance were Eric Kurzweil, Bill Simon, Marcella Barry, and Scott Wylie. Also in attendance were Lee Hoover, Association Manager; Dana Miller, Financial Analyst; Ramsey Romanin, Ranch Manager; Steve Nusbaum, Sr. Manager of Design Review Administration; Jerry Hensel, representing Holland Creek Metro District; Chris Burns, Sr. Manager of Beaver Creek Mountain Services; John Volk with WQCP; and Carol Floyd, Secretary for the Meeting. Eric Kurzweil called the meeting to order at 4:00 p.m. and verified the presence of a quorum.

**Approval of the April 10, 2023 Board of Director Meeting Minutes**

**Bill Simon moved to approve the April 10, 2023, Board of Director Meeting Minutes as presented. Scott Wylie seconded the motion and it was unanimously approved.**

**Pick up After Pets**

Eric Kurzweil spoke about a complaint received regarding people not picking up after their pets. He referenced the Eagle County Animal Control guidelines noting the obligation for pet owners to have pets on a leash and pick up their animal’s waste. Lee suggested pulling language from the Eagle County Resolution and sending a friendly reminder to property owners.

**Design Review**

Steve Nusbaum said there continues to be activity with current projects at Red Sky Ranch. Submittals have dropped off in the last couple of months. There are six or eight properties with approvals that have not begun construction.

**Financials**

Dana Miller reviewed the financials as of May 31, 2023. The Balance Sheet shows \$1.7M is invested with First Western Trust (“FWT”) accounts. One CD matured last week and was rolled into another seven-month CD until the Board approves other investment options. Dana noted the accounts are insured in cash sweep accounts and are yielding slightly over 2% interest. One owner remains outstanding on their annual assessment. A certified letter was sent and a late fee has been billed. Equity of close to \$1.3M includes \$70K in the Improvement Reserve and expenses exceeding revenue by \$42K year to date. On the Income Statement, real estate transfer assessments (“RETA”) remains at \$71K from one sale that occurred in March. Dana said there are two sales pending for June. If the lot and residence sales close, another \$140K in RETA would be generated and will exceed the \$100K budgeted for the year. In expenses, gatehouse operations is over budget by \$5,800 for vehicle stickers that were not budgeted and approved to be paid for and not billed back to property owners. The Ranch Manager facility is over budget by \$7K for roof snow removal and boiler repair. Legal expense is currently over budget for the year because it is spread evenly throughout 12 months. \$62K has been spent through May, resulting in \$42K in expenses to exceed revenue. Improvement payments through May include wildfire mitigation, ATV tires, and a laptop purchase for the Ranch Manager.

**Marcella Barry moved to approve the transfer of funds from First Western Trust to Vanguard in a liquid money market fund to be used to pay expenses through the First Western Trust checking account. Marcella Barry further moved to appoint Eric Kurzweil, Lee Hoover, and herself as signers on the Vanguard account. Bill Simon seconded the motions and they were approved. Scott Wiley recused himself from the vote.**

## **Ranch Manager Report**

Ramsey Romanin reported Planter Four replaced one of two gate motors and limit switches on the south side of the Staghorn gate, and repaired wires to sync timing of both Lost Bear gates. Welcome Center hours have changed for the season to 6:00 am to 7:00 pm Monday and Tuesday, and 6:00 am to 8:00 pm Wednesday through Sunday to accommodate early tee-times and late restaurant reservations. TransCore access stickers and license plate tags have been received and are available at the Welcome Center. Ramsey noted, if homeowners are Bachelor Gulch members, they will need to get the stickers or tags at The Ritz-Carlton, Bachelor Gulch. Garage-style openers are still working at all gates. Ramsey explained, given the distance from the Welcome Center to the Staghorn gate, a lag of 30 seconds or frozen frames have been experienced from the cameras at Staghorn. The original installer has recommended adding a repeater at the Training Academy to boost signal. The bid to add the aforementioned repeater is \$1,409. Ramsey asked for approval to proceed with installation of a repeater and the Board was in agreement to authorize this expenditure. The company who previously treated the trails with No-Grow and sprayed for noxious weeds is no longer in business. Marty O'Keefe will treat the trails with Round-up 365. Ramsey said he has received a bid from another contractor for noxious weed spraying in the amount of \$15,500, noting this is over the amount of \$12K budgeted in the past. This company treats with backpack sprayers requiring more labor time compared to using quads. Ramsey noted the golf course is leaning toward using internal staff to spray the course. Eric Kurzweil asked Ramsey to get clarification on Mike Miner's plan. Ramsey stated the fence is currently 100% secure and is checked weekly. Joufflas anticipates 200+ head of cattle to arrive between June 10<sup>th</sup> and 16<sup>th</sup>. To start, they will be down low by the electric plant on Lark Sparrow and will be moved up near 280 later in the summer. The ATV received new tires and maintenance in May. Wildfire mitigation is anticipated to start in mid-July. Hugh Fairfield-Smith is waiting on a Site Use Agreement from Vail Resorts. Lee Hoover said the agreement is currently being signed by Vail Resorts before going to Chief Bauer for signature within seven to ten days. Ramsey conducted a light audit in April. Circle D Electric has fixed all address markers that have a power supply to them. There are seven residences that do not have power to the address markers. Eric Kurzweil asked why Vail Resorts has not responded to the Board's question with regard to fire mitigation. Lee Hoover offered to follow-up on this matter.

## **Holland Creek Metro District**

John Volk spoke about a septic issue that occurred over the weekend. Altitude Septic was called out and there were no alarms going off. It turned out to be a partially plugged drain. John said that home was on the pump list for last year and the previous contractor continued to delay pumping until winter when it could not be done. A float at the filter between the pump compartment and the rest of the septic was bad and did not trigger an alarm. John said all components are checked during annual inspections. Holland Creek Metro District ("HCMD") has signed an agreement with Altitude Septic to inspect and maintain all equipment going forward. Jerry Hensel reported road paving is complete. Once the roads are shouldered a final inspection will be done. Jerry will do a structural integrity test on the lamp posts and address markers this summer to determine those that may need replacement. Crack sealing has been completed on all roads. Cart path striping is in progress. A contractor was brought in to reestablish the shoulder above 1571 Red Sky Road due to erosion. Other shoulder reinforcement will be done this summer. Jerry said HCMD intends to use the same contractor Ramsey selects for treating noxious weeds on road shoulders and right of ways. Eric Kurzweil suggested Ramsey and Jerry negotiate a lower bid with the noxious weed contractor.

## **Red Sky Ranch Metro District**

Eric Kurzweil gave an update on the complaint filed by Red Sky Ranch Metro District ("RSMD") against Vail Resorts. After the first case was dismissed, an amended complaint was filed. The second complaint was not looked at. Attorneys representing RSMD are currently discussing options. Before a final decision is made, the Association Board may have one of the attorneys present pros and cons of the options under consideration. This would be done in Executive Session. They will need the support of all property owners the Board represents for any additional funding, if necessary.

## **Other Business**

**Wolcott Development:** Bill Simon asked for a status update on the development planned on the south side of I-70 near Red Sky Ranch. Eric Kurzweil said he has been in contact with the developer, Jeff Townsend, noting they have received approval of their preliminary plan. Jeff was not able to attend today's Board meeting and has agreed to attend a future meeting to present and answer questions. Eric will send the document he received regarding the development to the Board.

Septic Protocol: Ramsey Romanin shared a request for when maintenance is performed on a septic system the owner would receive a copy electronically or a door tag from Altitude Septic. He asked for clarification on who should be notified when he receives calls regarding septic alarms. Jerry Hensel advised Ramsey to notify Lee Hoover, John Volk and himself on any septic issues.

Homeowner Reception: Eric Kurzweil relayed a suggestion to hold a cocktail party for all property owner to meet their neighbors. A couple of homeowners have offered to use their home and the Red Sky Ranch Member Clubhouse may be an alternative. The Board was in support of spending \$1,000 budgeted for marketing for such an event.

**There being no further business, Eric Kurzweil moved to adjourn the meeting at 5:06 p.m.**

Respectfully submitted,

Carol Floyd  
Secretary for the Meeting