

RED ROCKS VALLEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

Thursday, January 8, 2026
CSD Conference Room @ 2499 US-6/50

CALL TO ORDER: The meeting was called to order at 6:00 PM by President Bernie Goudey. Bernie thanked Patrice Onofrio for securing the meeting room free of charge.

MEMBERS PRESENT: Bernie Goudey, Brian Stone, Don Hafich, Phil Onofrio, and Darren Caldwell. A quorum was confirmed.

HOMEOWNERS PRESENT: Tyson Goudey, Chris Osgood, Rod Kallman, Dale and Andrea Schnaith, Patrice Onofrio, Georges Menard and Melissa Apfelbaum.

PREVIOUS BOARD ACTIONS WITHOUT MEETING: Approval of the December 9, 2025 meeting minutes.

ARC: Jennifer Rhamy's new garage doors were approved.

FINANCIALS: Phil Onofrio distributed YTD balance/asset reports. Phil reported that the final legal bill totaled \$17,582. Bernie stated that she has not received a response from the attorney regarding a meeting to clarify some discrepancies/confusion in the legal opinion. Bernie stated there is no further work outstanding from this attorney.

Bernie suggested that Board approval for all future contracts and major bills by a unanimous vote. Brief discussion ensued with Board approving unanimous decisions going forward.

TRR DRAINAGE REPORT: Chris Osgood, Committee Chair, presented the contractor bids on Phase I of the drainage project. The scope of work and a spreadsheet with the 3 bids from Worldwide Construction, Skyline, and Sorter Construction were presented to the full Board. Chris noted that Worldwide was the most responsive company and familiar with our area. They were also the lowest bid with exportation of material to the open area. Phase I includes the removal of vegetation to be recycled. Brief discussion about vegetation planted by homeowners on HOA property will be discussed with the individual homeowners.

The planning for Phase II includes a detailed scope of work for a civil engineering firm to bid on with the focus on mitigating future rainfall/flooding events. Discussion regarding a 100 year vs. 500-year floods and how to manage flash floods followed.

Brian Stone stated the amount of effort by Chris Osgood has been extensive.

He also noted we should use and reuse existing rock to be judicious with funds.

Phil Onofrio stated that dues will likely have to be increased to cover future events. Bernie noted that the bylaws allow the Board to make financial decisions and spend funds, including securing a loan of up to \$25,000. Brian noted there are still a lot of unknowns and to be financially wise.

Bernie made the motion to authorize Worldwide Construction for Phase I of this project. Second by Darren Caldwell, and approved by all Board members. Contract is approved for \$76,983.00 Bernie will contact all 3 companies to inform them of our decision.

Bernie stated she and Chris would be meeting with the affected homeowners to explain the process going forward.

Bernie thanked Chris and his subcommittee for an outstanding job.

Bernie also stated that letters will be sent to the homeowners who had flood/rain water damage along Trail Ridge Rd. The Board will review all claims and will look at the possibility of compensating for damage that occurred. She also noted that the precedent has been set from earlier incidents along Trail Ridge Rd.

OLD BUSINESS: WD Yards completed the removal of brush along our sidewalks/paths.

Bernie sent 3 violation letters to homeowners regarding [1] accumulated dog waste, [2] commercial yard sign and [3] new renters in Red Vista Ct with an unapproved lattice fence.

NEW BUSINESS: None.

MEMBER INPUT: Andrea Schnaith requested any video or photos from previous floods and any recorded rainfall amounts be forwarded to her.

ADJOURN: Bernie adjourned the meeting at 7:05 PM.

Prepared by Don Hafich, Secretary.