

RED ROCKS VALLEY HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS

Thursday July 23, 2026, 4:00 p.m.

LOCATION: Bray Education Center

Call to Order: 4:05 p.m.

Members Present:

Brian Stone, Bernie Goudey, Darren Caldwell, Sue Maguire, Phil Onofrio

Homeowner present at the meeting: Tyson Goudey

Adoption of Minutes:

Board meeting minutes from February 6th meeting were never submitted by previous Secretary. April 21, 2026 meeting minutes were previously approved by all Board members as written.

Previous Board Action Without Meeting:

1. Denial of homeowner's reimbursement request for flood repair. Subsequent meeting has been requested by homeowners and is scheduled for Aug 10, 2026 at 4 p.m. at homeowner's property.
2. Standpipe repair of \$650 was approved.

Financials: Phil Onofrio, Treasurer

2026 financials thru June

- YTD Net income is \$83K in hole. Bernie said we have \$42K cash in the bank and Phil confirmed this. He said "net income" was negative \$83K not cash in the bank.
- One year ago, we had approximately \$140K cash in bank and were adding approx. \$10K to reserves per year for roads, etc.
- Annual Dues income is approximately \$42K per year. Without major expenses, end of 2026 balance could be approximately \$76K.
- Drainage ditch is a liability we didn't recognize for this year but we had the funds to cover. Phil feels we need to get reserves back in place sooner rather than later. Do we want to do it over 5 yrs/over 10 yrs? Phil asked what is gut feeling on where reserves need to be.
- Concrete roads are an issue. A portion of the previous reserve amount was earmarked for road repair in the patio home area.
- A discussion was held regarding making an assessment in 2027; how much; how often or not at all? Bernie felt that we can make assessments if we have another major issue; or we can borrow money to repair and adjust dues to pay any monthly payment. Bernie suggests we do not raise dues right now. Brian and Sue agreed. Sue mentioned that residents were told at the 2026 semi-annual meeting that dues would not be increased and all the work could be completed without an assessment. Resident confidence in the Board and what they are being told is important, especially for those who don't live on Trail Ridge Rd. Darren indicated that costs are increasing and we do need to build up the reserve account and there should be some sort of increase in dues. It was agreed that we would table this issue for now and discuss it further when we discuss the 2027 budget in the October meeting and once we receive the Civil Engineer's Report in case there are any immediate recommendations for repairs.
- Phil would like to share with community that there will, at some point, be an increase in dues.
- Bernie asked Phil about our Alpine accounts; there is approximately \$28K in the operating account and approximately \$8K in the savings account. She asked Phil to transfer funds from operating to savings account in order to accrue interest on our money. Phil didn't agree stating there would not be any significant savings. Bernie then stated she would transfer the money in order to accrue interest.

Standing Reports:TRR Drainage Project – Civil Engineer Report

Bernie has not received the final engineering report at the time of this meeting. Hoping to have it soon and will provide copies to Board Members for review.

Property Maintenance

Bernie has 2 bids for weed whacking in the ditch and detention pond. Weeds cannot be sprayed due to contamination. Bid from WD Yards (licensed/insured) was \$950; Bid from a private contractor that has been used by several neighbors (not licensed or insured) was \$600. Bernie discussed with HOA services and was told the private contractor could be used one time per year. The Board agreed to save \$350 and approved using the private contractor.

Bernie asked Darren about the crumbling concrete on the main path between patio homes and newer section not yet developed, indicating it could be a tripping hazard. Darren is currently pouring sidewalks and will look at this area to repair.

Contracts: The standpipe inspection/repair was not completed in 2025 and raised red flags with GJ Fire Department. This inspection/repair was approved and completed in April 2026.

ARC: ARC approved garage door request for 2288 Rock Valley Road. The ARC team currently consists of Darren and Bernie and needs one additional member. Sue was volunteered and accepted. A discussion was held about paint colors. Pauls Corp had list of colors and Darren will try to locate that. Roof replacements without a change in material or color do not need an ARC approval.

Development: Darren – market is currently very slow. 5 showings in last 4 months on his new properties, however he has had 8 in last few weeks so hopeful things are picking up. He will be starting a new house as soon as one of the current listings is under contract.

Old Business:

Meeting with homeowners is 8/10/26 @ 4:00 pm.

Trail Ridge Rd drainage and ditch project report.

New Business:

Bernie shared that she received information that in May, 2024 a state-wide bill called ADU was passed (House Bill 24-1152). Bernie discussed with HOA services and shared that HOA Services should provide some guidelines for residents. There is no restriction on lot size. Darren shared that RRV is a master planned community with written into plan. Mark at HOA Services is working on guidelines that he is doing for other communities and has offered those to Bernie for \$150. Darren looked this up and shared that it is mainly for the Denver area. Bernie will get guidance from GJ Planning Dept.

Short term rental (STR) program: There was some discrepancy on this issue: whether the STR designation goes/stays with the address or if the property is sold, the STR designation can go to another property. We currently have 3 STR designations in our neighborhood. The first 2 have been sold and are no longer STR's and Bernie has a waiting list for others interested in being considered. Bernie noted that the website includes dated information about this issue. There was an amendment to the bylaws by the previous board. Bernie will look for amendment/lawyer opinion to determine if the STR stays with the property/address or other properties can be considered.

At the upcoming November General Meeting, Bernie suggested we request volunteers to form a committee to review and revise covenants. It seems some covenants are being ignored or exceptions are being granted, mostly involving more than 2 dogs and camper vans. The Board decided a committee of homeowners might not be a good way to go about this; it may open up a can of worms we don't want to deal with. Bernie previously asked Jennifer (Past President) and Mark (HOA Services) if there was a list of properties/residents where exceptions were made and they said no. Bernie has heard from some residents who are dissatisfied that some exceptions were granted. The Board decided to leave it alone at this point and suggest that if a resident feels there is a problem, they should file a formal complaint.

Violations, Delinquency Report:

12 violations: weeds, downspout not connected to home, parking issues on Rock Valley Road & 2 vans parked overnight for camping. Bernie is trying to address these violations individually with homeowners rather than HOA Services issuing a formal violation letter. All have been resolved and this approach seems to be working.

Member Input: No Member Input

Meeting Dates:

Next Board Meeting: October 20th @ 4 p.m. Sue will schedule Bray Educ Center

Annual Meeting: Tuesday, November 17, 2026 @ 7 p.m. Sue will contact HOA Services to reserve Wingate Elementary School

With no further business, the meeting was adjourned at 5:36 pm.

Prepared By: Sue Maguire, Secretary