RED ROCKS VALLEY HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS

Tuesday October 20, 2026, 4:00 p.m.
LOCATION: Bray Offices

Call to Order: 4:05 p.m.

Members Present:
Bernie Goudey, Brian Stone, Phil Onofrio,
Darren Caldwell via phone.
Sue Maguire – excused absence

Homeowners present at the meeting: Tyson Goudey, Rod Kallam

Previous Board Action Without Meeting:
1. Approval of July 23, 2026 Board meeting minutes
2. Approval of General Liability & D&O Insurances for September 2026-2027

Standing Reports:

TRR Drainage Project – Civil Engineer Report

Bernie received the final engineering report from ZAO on October 7th and the committee's recommendations followed. Copies were sent to all Board members.
Notice to all committee members regarding completion of their duties and dismissal of committee will be sent.
Discussion regarding recommendations ensued as follows:

1. Additional culvert reconstruction would be too expensive for little benefit
2. Leave TRR drainage as is
3. Develop a written maintenance program for future Boards to follow
4. Board will determine when clean-up is necessary
5. Bernie received a bid from Worldwide Construction for the removal of silt and repairs to the rock areas costing $ 7300.00. Potentially schedule for December – February as seasonal rains will have subsided
6. Speed bump drainage diversion on Red Vale and Rocky Knoll Courts was also discussed. Darren Caldwell will get estimates on cost.
7. Chris Osgood's recommendation to change the gravel path to a v-channel between houses to handle to overflow to Trail Ridge Rd Darren will get an estimate for this work.
8. Damage to the rock facade at driveway/ditch areas should have shot-create, gabions, or larger more angled rock applied. Darren and Bernie will get estimates.
9. Bernie will pursue bids for mud clean-up of sidewalks, etc. after heavy rains.

Property Maintenance

Bernie is working with contractors to weed and trim bushes from sidewalks and HOA property. This will be completed before the end of the month, weather permitting.

Contracts:

Bernie has obtained two contracts for snow removal from WD Yards. One is for the clearing of sidewalks, which will occur automatically at a snowfall of 2' or >.
The other contract is for automatically plowing the 3 cul-de-sac roads at a snowfall of 4' or >.

ARC: Approvals for solar panels @ 2304 TRR & new fence @ 2280 RVR.

Development: Darren is building 2 new homes.

Welcome Committee
Bernie visited with our new owners at 2283 TRR - Mark & Ruth Furaus and at 2300 RKC – Kevin & Kat Fitzpatrick.

Financials:

Phil Onofrio presented the 2027 budget with two modifications made. This will be presented to our homeowners at our annual meeting in November.

Old Business:

STR (short term rentals) was discussed & Bernie clarified our Policy. We currently have 1home on the program at 307 Boulder Rd.

New Business:

At November's meeting, we will be voting in 2 new Board members as both Phil Onofrio and Darren Caldwell are termed out.

Violations:

Dog barking, dog waste, homeless woman, and parking issues; all were handled.

Member Input:

Rod Kallman asked to clarify a budget line item & Phil answered.

Meeting Dates:

Annual Meeting is on Tuesday, November17, 2026 @ 7 p.m. at Wingate Elementary School

With no further business, the meeting was adjourned at 5:30 pm.

Prepared By: Brian Stone, Vice-President
Bernie Goudey, President