

RED ROCKS VALLEY HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS

Tuesday, November 18, 2025 @ 6:00 PM.

LOCATION: Phil Onofrio's Home with ZOOM & Call in numbers for Homeowners

Call to Order: Treasurer, Phil Onofrio called the meeting to order at 6:05 p.m.

Members Present: Phil Onofrio, Treasurer, Darren Caldwell, Member at Large, newly elected Board Members Don Hafich, Bernie Goudey, and Brian Stone. A quorum was confirmed.

Homeowners Present via Zoom or Phone: Dale & Andrea Schnaith, Tom & Sue Maguire, Ellen Caruso, Sharon Wall, Tyson Goudey, Brenda Furnace, Rod Kallman, Steve Wunder, Jennifer Rhamy, Nancy Courtany. Bernie apologizes that the zoom call ended abruptly and was not able to retrieve the original zoom call with the same meeting ID and passcode to re-open. Some members then used the phone number to call in.

In Person Guest: Chris Osgood

New Business:

Election of Officers: The Board unanimously approved the following Board positions Bernie Goudey, President; Brian Stone, Vice- President; Don Hafich, Secretary; Phil Onofrio, Treasurer; Darren Caldwell, Member at Large. Directors each signed the Code of Ethics and reviewed RRV Bylaws for Roles and Responsibilities. Bernie stressed the importance of the Board speaking as one and no unilateral action by any Board member. Bernie also reminded Board members that only she and Phil will contact HOA Services with questions or requests for information in order to keep our contacts with them at a minimum.

Banking, Change of Signatories – The Board of Directors unanimously approved the Banking Resolution naming Bernie Goudey, President and Phil Onofrio, Treasurer as signatories on the Red Rocks Valley Homeowners Association Operating Accounts and Reserve/Replacement Accounts with Alpine Bank.

Committee Assignments:

Architectural Committee Members – Bernie Goudey, Don Hafich, and Darren Caldwell.

Welcome Committee – Bernie will communicate with committee members Sharon Blackburn & Sue Maguire for a new committee lead.

Trail Ridge Road Drainage Project Committee-

The Board of Directors unanimously approved this newly appointed committee. It will be chaired by Chris Osgood with Vice President Brian Stone as their main Board contact. The committee members are Dale Schnaith, Andrea Schnaith, Rod Kallman, Steve Wunder, & Tyson Goudey. Further discussion regarding scope of work ensued. The Board requests that the project assessment / resolution is outlined in phases and submitted to the Board no later than January 18, 2026.

The immediate action necessary is to complete the drainage clean out. Bernie Goudey and Tyson Goudey will obtain bids to include time and materials, a not to exceed dollar amount, and timeline for completion of work. Bernie will attempt to obtain a minimum of 2 bids.

Newsletter – undetermined

Board Meeting Calendar: Discussion regarding in person meetings for all homeowners instead of Zoom or phone calls ensued. Board unanimously passed a resolution to have an outside meeting room scheduled for Board meetings going forward.

With no further business, the meeting was adjourned at 7:46 PM.

Prepared By: Bernie Goudey, President