

**Ridgway Workforce & Affordable Housing Committee
Meeting Agenda
Wednesday, December 10, 2025**

Pursuant to the Town's Electronic Participation Policy, the meeting will be conducted both in person and via a virtual meeting portal. Members of the public may attend in person at the Community Center, located at 201 N. Railroad Street, Ridgway, Colorado 81432, or virtually using the meeting information below.

Join Zoom Meeting

<https://us02web.zoom.us/j/83390159589?pwd=7E32Teoo03qIVtbUoEKVdh4oq18qdM.1>

Meeting ID: 833 9015 9589

Passcode: 241523

Dial by your location

+1 346 248 7799 US

+1 253 215 8782 US

5:30 p.m.

ROLL CALL Polly Kroger, Kevin Grambley, Beth Lakin, Michelle Montague, Terry Schuyler, Josey Scoville and John Clark

ACTION ITEM

1. Qualification of purchaser of Vista Park Commons P.U.D. Lot 8 (Parcel No. 43051606008), 260 Redcliff Dr. Ridgway, CO 81432

ADJOURNMENT

AGENDA ITEM #1



To: Ridgway Workforce and Affordable Housing Committee
Cc: Preston Neill, *Ridgway Town Manager*
Bo Nerlin, *Attorney for the Town of Ridgway*
From: Angie Kemp, AICP, *Senior Planner*
Date: November 25, 2025

Re: Qualification of a purchaser of Vista Park Commons P.U.D. Lot 8 (Parcel No. 43051606008), 260 Redcliff Dr. Ridgway, CO 81432. Staff Memorandum for the December 10 Workforce and Affordable Housing Committee Meeting

BACKGROUND

The Vista Park Commons Planned Unit Development (PUD) plat, recorded at Reception No. 235414 in August of 2023, created 22 residential lots for development of small homes, two of which were provided as deed restricted units. Lot 8 and Lot 22 are the two units identified under Plat Note 5 as having certain requirements for initial sale price, occupancy, and maintenance of affordability. All duties for confirming compliance with plat language and deed-restriction requirements were assigned to the Town of Ridgway as described below. The Vista Park Commons PUD deed-restriction language under plat note 5 reads as follows:

- a) *The Owner has agreed to provide deed restricted housing in connection with the development of this project. The Owner hereby restricts Lots 8 and 22 (hereinafter the "Deed Restricted Property"), which are deed restricted in accordance with the terms of this Plat Note 5, and shall run with the land for a period of 50 years, with a first right of refusal for the Town, or a nonprofit or private developer to purchase the property before they are sold on the open market. The Town is granted and conveyed the right to enforce compliance with these restrictions applicable to the Deed Restricted Properties.*
- b) *Any instrument of conveyance shall clearly indicate that the property is deed restricted and reference this plat map and applicable plat notes, as amended from time to time, and shall be in a form approved by the Town.*
- c) *On the day of application, the prospective owner(s) of a Deed Restricted Property shall maintain their sole residence and abode in Ouray County, Colorado, or provide written intent of their desire and intent to do so within 30 days of purchasing the unit. Proof of this must be presented to the Town in advance of any transfer of a Deed Restricted Property, including the original property transfer and all subsequent resale and transfer of property.*
- d) *At the time of purchase, including the original property transfer and all subsequent resale and transfer of property, at least one person in the household shall earn the majority (more than 51 percent) of their income in Ouray County or from an employer based in Ouray County. This includes at least one person in the household that is retired*

- but previously earned the majority of their income in Ouray County or from an employer based in Ouray County. Proof of this must be presented to the Town in advance of any transfer of the property. Proof shall include written documentation verifying employment within Ouray County.*
- e) At the time of purchase, including the original property transfer and all subsequent resale and transfer of property, the household income will be 80% or less of the Area Median Income (AMI) as determined by the United States Department of Housing and Urban Development (HUD) for Ouray County, as adjusted annually. Proof of this must be presented to the Town in advance of any transfer of property. Proof shall include written documentation, such as income tax return, verifying annual income for the prior year. HUD income limits are derived from the most recent data provided by HUD regarding Area Median Income Levels (AMI) for Ouray County.*
 - f) Any Applicant who currently owns a residence in Ridgway or Ouray County does not qualify to purchase one of these Deed Restricted Properties.*
 - g) There shall be an initial maximum sales price on every Deed Restricted Property in which a unit is built by Owner or another developer. The initial maximum sales price of a housing unit on the lots burdened by these covenants shall be equal to the cost of acquiring and developing the property and building the housing units, plus 10% profit; provided, however, that if the initial maximum sale price exceeds the maximum purchase price for an 80% AMI household for Ouray County, the Owner agrees to reduce the profit downward from 10% to an amount that achieves the targeted AMI affordable maximum purchase price, except that in no event will the initial maximum sales price be reduced to an amount that requires the Owner to achieve less than a 3% profit. Prior to any transfer of the Deed Restricted Property, evidence of the Owner's cost shall be submitted to the Town Manager, or their designee, who shall review the Owner's computation of cost and approve, in writing, the proposed initial maximum sales price. The documents establishing the Owner's cost must be approved by the Town Manager, or their designee, prior to any transfer of property. The guiding principal in determining initial sales price of any unit is that the Owner should be constructing and selling these units without exceeding the prescribed profit. In no event should the requirements of this section be read to require the Owner to achieve less than a 3% profit in connection with the sale of Deed Restricted Property. The Town Manager, based on the review of Owner's cost, may deviate from the 80% AMI restriction if the cost plus 3% profit exceeds affordability for 80% or less income level.*

This item has been elevated to be reviewed at the level of the Committee based on factors not accounted for within the plat language related to administration of the deed restriction, compliance, and qualification of a purchaser as analyzed in the *Analysis* section of this memo.

APPLICATION PROCESS AND MATERIALS OVERVIEW

The application process, not well-defined, has resulted in various submittals by the development team and applicant which have been deemed incomplete or insufficient by the Town. Included as an attachment is a checklist sent to the developer with the initial inquiry, for ease of submitting a complete application package for Town consideration (Attachment 2). The notes within the checklist do not reflect the current submittal materials and contain notes from a submittal in

February of 2025. The application materials brought before the Committee for consideration are the most up-to-date and complete materials that have been submitted. Please note that some Information within the attached materials has been redacted for privacy purposes, with some submittals omitted completely. An overview of the materials is as follows:

- Application Letter and Acknowledgments of Deed Restriction from Ronald Rodriguez dated Nov. 7th, 2025 (Attachment 3).
- Letter of Employment from Vista Park Development LLC dated Nov. 7th, 2025, and other materials from the applicant's employer (Attachment 4). The applicant currently receives housing as part of their compensation from their employer, Vista Park Development LLC, which will result in a pay increase once housing is secured that is not employer-owned. The resulting annual salary amount is anticipated by the employer at \$45,500. The same letter states that income for 2024 totaled \$31,200.00.
- Cover letter, timesheets, paystubs, and filed tax return for 2024 from Rainbow Accounting Service LLC dated January 15th and November 11th, 2025 (Attachment 5, with materials and information omitted or redacted). A tax return filed for income earned in 2024 stated earning of \$14,400.00 for 880 hours worked and paid. The letter explains that other hours were worked for sweat equity, but no explanation of what the sweat equity agreement is, or was, has been provided. The sweat equity statement has been struck with a note added that "*the strike through is due to the many changing opinions on what sweat equity means.*"
- Letter of support from Vista Park Commons HOA President, Tony Brant, dated November 24th, 2025 (Attachment 6). The letter expresses support of the applicant for homeownership within the community, also acknowledging that the applicant helped construct the homes and has been hired as the maintenance professional for the community.

ANALYSIS

The plat language does not discuss how the potential buyer should be identified. In best practices for deed restrictions, fair marketing of the unit is required. The developer has offered that the unit has been marketed by their former real estate agents and that there was no other interest in the unit (Attachment 4). Vista Park Commons Development LLC has identified the potential purchaser, an employee of their company. This individual is a Ridgway resident and has been renting from his employer for a number of years. This is viewed as an opportunity for this individual to enter into homeownership.

The plat language states that proof of income qualification must be presented to the Town in advance of any transfer of property and that "*proof shall include written documentation, such as income tax return, verifying annual income for the prior year.*" The Town has received several written documents that supply an income amount for the potential purchaser, one of which is a tax return filed for 2024. The current arrangement of employer as landlord included housing as a component of the applicant's benefit package, and compensation will be modified to reflect this change once the applicant is in a different housing situation as described in Attachment 4. Despite inconsistencies within the documentation itself, each amount is less than 80% AMI and notably less than 100% AMI. For context, 2025 AMI for Ouray County at 80% of the AMI for one person is \$58,560 and at 100% for one person is \$73,200.

Affordability is a relative term that considers 30% or less of a household's gross income as the mark in which housing is considered "affordable" to the household. A household income of 100% of the AMI for 1-person is the level which this particular unit is considered affordable based on the cost to construct plus the developer profit of 3%, as required by the Plat language, so amending the Plat will be necessary to account for this difference in costs versus reality. Additionally, the developer is in the process of producing an amended plat for review and going through the Town Amended Plat application and approval process to change the affordability target to 100% of the AMI, better aligning with actual costs of the project.

CONCLUSION

The deed restriction language included on the plat fails to explicitly call out the possibility or prohibition of developer-led identification or qualification of a purchaser. It does not explain what proof of fair marketing of the unit is satisfactory, or whether the information about income can contain provisions for "sweat- equity" or other compensation for work. The application process was not specifically called out in the plat language.

Staff believe that the Committee can consider the request to qualify a purchaser, and that transferring the property can be allowed. Staff cannot offer a recommendation for approval or denial based on ambiguity and lack of clarity offered in both the submittal materials and the plat language affecting this qualification. It will be up to the Committee to review the plat's deed restriction language and determine if there is enough evidence to support qualification or if there is enough evidence to deny qualification.

If approved, Staff recommends the recordation of a more standard deed restriction identifying the initial sale price, the appreciation cap, and items related to the qualification and enforcement of future purchasers at the time of any transfer.

ATTACHMENTS:

1. *CHFA AMI Chart for Ouray County 2025;*
2. *Submittal Checklist (from February 26, 2025);*
3. *Application Letter from Ronald Rodriquez, potential purchaser;*
4. *Materials submitted by Employer/ Developer;*
5. *Materials submitted by Accountant for VPC and for the Applicant (redacted); and*
6. *Letter of support from Vista Park Commons HOA President, Tony Brant, dated November 24th, 2025.*



**2025 Income Limit and Maximum Rent Tables
for All Colorado Counties**

HUD Effective Date: April 1, 2025

20% to 120% of Area Median Income (AMI) [20% to 160% AMI for rural resort counties]

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 05.16.2025.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2025 limits and that place in service before 05.16.2025 may continue to apply the same limits used in 2024.

County	HERA	AMI	2025 Maximum Rents					2025 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Ouray		160%	2,928	3,136	3,764	4,348	4,852	117,120	133,760	150,560	167,200	180,640	194,080	207,360	220,800
Ouray		150%	2,745	2,940	3,528	4,076	4,548	109,800	125,400	141,150	156,750	169,350	181,950	194,400	207,000
Ouray		140%	2,562	2,744	3,293	3,804	4,245	102,480	117,040	131,740	146,300	158,060	169,820	181,440	193,200
Ouray		130%	2,379	2,548	3,058	3,532	3,942	95,160	108,680	122,330	135,850	146,770	157,690	168,480	179,400
Ouray		120%	2,196	2,352	2,823	3,261	3,639	87,840	100,320	112,920	125,400	135,480	145,560	155,520	165,600
Ouray		110%	2,013	2,156	2,587	2,989	3,335	80,520	91,960	103,510	114,950	124,190	133,430	142,560	151,800
Ouray		100%	1,830	1,960	2,352	2,717	3,032	73,200	83,600	94,100	104,500	112,900	121,300	129,600	138,000
Ouray		90%	1,647	1,764	2,117	2,445	2,729	65,880	75,240	84,690	94,050	101,610	109,170	116,640	124,200
Ouray		80%	1,464	1,568	1,882	2,174	2,426	58,560	66,880	75,280	83,600	90,320	97,040	103,680	110,400
Ouray		70%	1,281	1,372	1,646	1,902	2,122	51,240	58,520	65,870	73,150	79,030	84,910	90,720	96,600
Ouray		60%	1,098	1,176	1,411	1,630	1,819	43,920	50,160	56,460	62,700	67,740	72,780	77,760	82,800
Ouray		55%	1,006	1,078	1,293	1,494	1,667	40,260	45,980	51,755	57,475	62,095	66,715	71,280	75,900
Ouray		50%	915	980	1,176	1,358	1,516	36,600	41,800	47,050	52,250	56,450	60,650	64,800	69,000
Ouray		45%	823	882	1,058	1,222	1,364	32,940	37,620	42,345	47,025	50,805	54,585	58,320	62,100
Ouray		40%	732	784	941	1,087	1,213	29,280	33,440	37,640	41,800	45,160	48,520	51,840	55,200
Ouray		30%	549	588	705	815	909	21,960	25,080	28,230	31,350	33,870	36,390	38,880	41,400
Ouray		20%	366	392	470	543	606	14,640	16,720	18,820	20,900	22,580	24,260	25,920	27,600



DEED RESTRICTION AT VISTA PARK COMMONS CHECKLIST

Please review each section to be certain each requirement for submittal has been met and check the appropriate box. Applicable to Lot 8 and 22.

Applicant checks box in first column if the document is included in application submittal.		Office Use Only		
	Plat Note 5 of Vista Park Commons – P.U.D. Replat of Lots 30-34, Ridgway Land Company Subdivision Reception No. 235414	YES	NO	TBD
<input type="checkbox"/>	<p>(c) the prospective owner(s) of a Deed Restricted Property shall maintain their sole residence and abode in Ouray County, Colorado, or provide written intent of their desire and intent to do so within 30 days of purchasing the unit. Proof of this must be presented to the Town in advance of any transfer of a Deed Restricted Property, including the original property transfer and all subsequent resale and transfer of property</p> <p>Comments: Tax Return has [REDACTED] Chipeta Dr. Ridgway, CO 81432 as address, this is also the LLC address for Vista Park Development [REDACTED]</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<p>(d) At the time of purchase, including the original property transfer and all subsequent resale and transfer of property, at least one person in the household shall earn the majority (more than 51 percent) of their income in Ouray County or from an employer based in Ouray County. This includes at least one person in the household that is retired but previously earned the majority of their income in Ouray County or from an employer based in Ouray County. Proof of this must be presented to the Town in advance of any transfer of the property. Proof shall include written documentation verifying employment within Ouray County.</p> <p>Comments: Is Vista Park Development LLC and New West Planning and Project Management LLC the only employers? We only have pay stubs from Vista Park Development LLC, yet the letter from Jack Young states more income and multiple sister companies. Please provide ALL sources of income. I cannot verify New West Planning and Project Management LLC details, none provided.</p> <p>Vista Park Development LLC is located in Ridgway, CO</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<p>(e) At the time of purchase, including the original property transfer and all subsequent resale and transfer of property, the household income will be 80% or less of the Area Median Income (AMI) as determined by the United States Department of Housing and Urban Development (HUD) for Ouray County, as adjusted annually. Proof of this must be presented to the Town in advance of any transfer of property. Proof shall include written documentation, such as income tax return, verifying annual income for the prior year. HUD income limits are derived from the most recent data provided by HUD regarding Area Median Income Levels (AMI) for Ouray County.</p> <p>Comments: 1-person household 2024 80% AMI = \$57,360 WE NEED PROOF OF ALL INCOME</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<p>(f) Any Applicant who currently owns a residence in Ridgway or Ouray County does not qualify to purchase one of these Deed Restricted Properties.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Comments: <i>We need proof that the purchaser does not own a residence in Ridgway or Ouray County</i> (g) Prior to any transfer of the Deed Restricted Property, evidence of the Owner's cost shall be submitted to the Town Manager, or their designee, who shall review the Owner's computation of cost and approve, in writing, the proposed initial maximum sales price. Comments: <i>Not Provided. Maximum 10% profit for developer</i>			
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COMPLETENESS DETERMINATION:

Submitted by:	Denise Ransford	Date:	2/25/25
Reviewed by:	Angela Kemp, AICP, Town Planner	Date:	2/26/25
Determination:	<input type="checkbox"/> Complete <input type="checkbox"/> Complete, with conditions <input checked="" type="checkbox"/> Not complete, resubmittal required		
Determination Comments:	Please submit all missing documentation as identified in the checklist. "Sweat Equity" needs to be explained in more detail. The Computation of Costs should be submitted as soon as possible to establish the initial maximum sales price. Please submit this information at your earliest convenience for our review.		

I, Ronald Rodriguez, am applying to purchase Deed-Restricted Lot 8 of Vista Park Commons. I have submitted proof of income in the form of a prepared tax return for 2024 and pay stubs for 2024, to the Town of Ridgway for review and qualification for the purchase of Deed-Restricted Lot 8 of Vista Park Commons (VPC).

 I certify that I have reviewed the Deed Restriction details and understand the incumbrance on the subject property (attached as Exhibit A).

 I certify that my sole residence and abode is in Ouray County.

 I certify that at least 51% of my income is earned in Ouray County or from an employer based in Ouray County.

 I certify that my income is less than 100% of the Area Median Income for a household of one in Ouray County in 2025.

 I certify that any modification to my income or wages will be reported to the Town of Ridgway as soon as possible, with any subsequent changes.

 I certify that the Town is granted and conveyed the right to enforce compliance with these restrictions applicable to Lot 8 of VPC.

 I certify that I understand that the maximum resale price of the Property is limited to an annual price appreciation cap of 3%.

 I certify that I understand the waiver criteria and process as explained in the Deed Restriction.

 I certify that Lot 8 will not be rented Short Term OR Long Term.

 I certify that the costs owed by me for Lot 8 do not exceed those established in the Maximum Initial Sales Price Letter, drafted by Town and signed by Jack Young, developer.

Signed

Ronald R. Rodriguez

Date

Nov 7, 2025

EXHIBIT A

Vista Park Commons Planned Unit Development plat, recorded at Reception No. 235414 contains deed-restriction requirements under plat note 5 that reads as follows:

- a) The Owner has agreed to provide deed restricted housing in connection with the development of this project. The Owner hereby restricts Lots 8 and 22 (hereinafter the "Deed Restricted Property"), which are deed restricted in accordance with the terms of this Plat Note 5, and shall run with the land for a period of 50 years, with a first right of refusal for the Town, or a nonprofit or private developer to purchase the property before they are sold on the open market. The Town is granted and conveyed the right to enforce compliance with these restrictions applicable to the Deed Restricted Properties.
- b) Any instrument of conveyance shall clearly indicate that the property is deed restricted and reference this plat map and applicable plat notes, as amended from time to time, and shall be in a form approved by the Town.
- c) On the day of application, the prospective owner(s) of a Deed Restricted Property shall maintain their sole residence and abode in Ouray County, Colorado, or provide written intent of their desire and intent to do so within 30 days of purchasing the unit. Proof of this must be presented to the Town in advance of any transfer of a Deed Restricted Property, including the original property transfer and all subsequent resale and transfer of property.
- d) At the time of purchase, including the original property transfer and all subsequent resale and transfer of property, at least one person in the household shall earn the majority (more than 51 percent) of their income in Ouray County or from an employer based in Ouray County. This includes at least one person in the household that is retired but previously earned the majority of their income in Ouray County or from an employer based in Ouray County. Proof of this must be presented to the Town in advance of any transfer of the property. Proof shall include written documentation verifying employment within Ouray County.
- e) At the time of purchase, including the original property transfer and all subsequent resale and transfer of property, the household income will be 80% or less of the Area Median Income (AMI) as determined by the United States Department of Housing and Urban Development (HUD) for Ouray County, as adjusted annually. Proof of this must be presented to the Town in advance of any transfer of property. Proof shall include written documentation, such as income tax return, verifying annual income for the prior year. HUD income limits are derived from the most recent data provided by HUD regarding Area Median Income Levels (AMI) for Ouray County.

f) Any Applicant who currently owns a residence in Ridgway or Ouray County does not qualify to purchase one of these Deed Restricted Properties.

g) There shall be an initial maximum sales price on every Deed Restricted Property in which a unit is built by Owner or another developer. The initial maximum sales price of a housing unit on the lots burdened by these covenants shall be equal to the cost of acquiring and developing the property and building the housing units, plus 10% profit; provided, however, that if the initial maximum sale price exceeds the maximum purchase price for an 80% AMI household for Ouray County, the Owner agrees to reduce the profit downward from 10% to an amount that achieves the targeted AMI affordable maximum purchase price, except that in no event will the initial maximum sales price be reduced to an amount that requires the Owner to achieve less than a 3% profit. Prior to any transfer of the Deed Restricted Property, evidence of the Owner's cost shall be submitted to the Town Manager, or their designee, who shall review the Owner's computation of cost and approve, in writing, the proposed initial maximum sales price. The documents establishing the Owner's cost must be approved by the Town Manager, or their designee, prior to any transfer of property. The guiding principal in determining initial sales price of any unit is that the Owner should be constructing and selling these units without exceeding the prescribed profit. In no event should the requirements of this section be read to require the Owner to achieve less than a 3% profit in connection with the sale of Deed Restricted

Property. The Town Manager, based on the review of Owner's cost, may deviate from the 80% AMI restriction if the cost plus 3% profit exceeds affordability for 80% or less income level.

VISTA PARK DEVELOPMENT LLC.

Ronald Rodriquez was paid \$1,200 a pay per 2 week pay period. Thus in 2024 he was paid 24 checks for \$1200 totaling \$31,200.00. gross pay. Ronald will, when moving into lot 8, receive a wage increase of \$550. Per pay check, to reflect the free housing he currently receives, as a component of his last years and current benefit package. The then pay will be \$1750.
X26=\$45,500. yr

Vista Park Development llc.

Managing Member, Jack Young

Nov 7

LOT * VISTA PARK COMMONS DEED RESTRICTED ADVERTISING

From Jack Young <chipetajack@gmail.com>

Date Fri 11/7/2025 2:17 PM

To Angie Kemp <akemp@town.ridgway.co.us>

Angie The lot 8 was advertised by our X real Estate firm Ponderosa , no one ever applied to us or them for the unit. It had a sign saying affordable housing unit in the window, no inquiries, nor has there been for lot 22 to be built in 2026.

--

Jack Young | Director

EMAIL: chipeta.jack@gmail.com

- Koro Sun Resort and Rainforest Spa, Fiji
- Ridgeway Rentals LLLP
- Vista Park Development

<http://www.korosunresort.com>

January 15, 2025

November 11, 2025

To Whom it May Concern:

I have verified Ronnie Rodriquez's timesheets for time worked in 2024, verified paystubs for 2024 and have completed a preliminary personal tax return (which was finalized 3/04/2025 as per attached). (see Exhibit A)

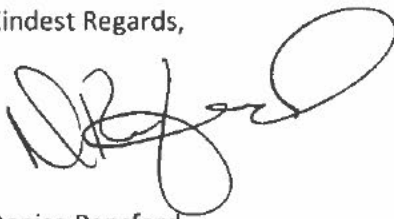
Note: Exhibit A was provided January 15, 2025 (excluding confirmation of transmitted tax return date) which was received by Town of Ridgway, yet per letter dated October 28, 2025 it states that tax return was not received until September 30, 2025.

The hours worked and paid for in 2024 are 880 hours. ~~Other hours were worked, however they were for sweat equity.~~ (The strike through is due to the many changing opinions on what sweat equity means.) Rainbow Accounting Service, LLC cannot and will not change nor alter items provided to the Town of Ridgway on the behalf of Ronnie Rodriquez.

In addition for 2025 proof of employment is the summary provided by Ronnie's employer and all paystubs as of 11/07/2025. (see Exhibit B)

If you have any questions, please contact me.

Kindest Regards,



Denise Ransford

CC:file

Enclosures: Exhibit A & B

EXHIBIT A



P.O. Box 1420
Ridgway, CO 81432
970-626-3138
fax 970-626-3139

January 15, 2025

To Whom it May Concern:

I have verified Ronnie Rodriguez's timesheets for time worked in 2024, verified paystubs for 2024 and have completed a preliminary personal tax return. (see enclosed)

The hours worked and paid for in 2024 are 880 hours. Other hours were worked, however they were for sweat equity.

If you have any questions, please contact me.

Kindest Regards,

Denise Ransford

CC:file

Gross Wage for 2024 14,400.00 (paystubs enclosed)
(timesheets enclosed)

2024 Personal Tax Return (prelim enclosed)
Federal Refund \$1,284
CO State Refund \$705



Outlook

Ronnie Rodriguez for Deed Restricted Lot 8 at Vista Park Commons

From Tony Brant [REDACTED]
Date Mon 11/24/2025 7:43 PM
To Angie Kemp <akemp@town.ridgway.co.us>
Cc Preston Neill <pneill@town.ridgway.co.us>

Hello Angie,

I am Tony Brant, President of Vista Park Commons HOA, writing in support of Ronnie Rodriguez's application for the the Deed Restricted Lot 8 at Vista Park Commons. We the Board and together with the 12 occupied homes of Vista Park Commons resoundingly support Ronnie as an ideal candidate for Lot 8.

Ronnie is well known to us as one of the builders of our homes. He has been a constant presence among for over a year. We, the HOA, have hired him as our Maintenance Man. Having him on site would be invaluable in maintaining the integrity of our Community. He is responsible for all our landscaping, clubhouse and hot tub maintenance as well as ensuring that our snow is removed by 8 am, a requirement that no commercial snow plowing company could honor.

Ronnie has be a resident and employed worker in Ridgway for over 25 years. This is his first chance at becoming a homeowner. I understand he is pre-approved for the mortgage on Lot 8 and ready to close. Our Board and Community request you give him full consideration for his application. He would be a valued addition to our Community. We will attend the December 10th meeting in support of Ronnie.

Thank you for your consideration,

Tony Brant, President
Vista Park Commons HOA
216-533-9779