**RPOA** **BOARD MEETING**

**April 21, 2014**

**Emigh-Hunter Residence**

**96 Brookie Creek**

**Members Present:**

Bud Burgess, President

 Scott Voss, Treasurer

 Jeanie Emigh, Secretary

 Barbara Lynch, Architectural Committeeand **N**ominating Committee Chair

 Sherry Taber, Co-Chair By-Laws Committee

 Jim Whittier, Co-Chair By-Laws Committee

 George Widmeyer, Maintenance Committee Chair

**Meeting called to order by Bud Burgess**

**Approval of Minutes of March 17,, 2014**

George Widmeyer moved and Jim Whittier seconded a motion to accept the

minutes, and the motion carried unanimously.

**Reports of Officers and Standing Committees**

**President Bud Burgess:**

* Ann Simms is putting together a group of volunteers to create a float for the Durango July 4, 2014 parade. The float will have George Washington and Betsy Ross. An announcement will be placed in the mailroom looking for volunteers and an article will be placed in next Ranch newsletter.
* Winds have brought down trees in the James Ranch property adjoining the road back to the reserves. In addition trees are down in the reserve area. George will contact the James Family and ask them to clean up lot and invite them to join us in using Wood Chuck when they clean up the downed trees in the reserve.
* We were notified of an anonymous complaint left on the windshield of renters on Cottonwood. The owners contacted us looking for information about the party leaving the note. To date no person(s) have been identified. Will contact owners if any information is forthcoming regarding the source of the note. The note was written in an extremely disrespectful manner as was a previous anonymous complaint left for the board. This is certainly not the image we as residents of The Ranch wish to present. Respect for others and ownership of complaints is important to maintaining the wonderful community we all want to live in.

**Secretary-Jeanie Emigh:**

* A new written inventory of the items in the Safety Deposit Box was completed.
* Two letters were sent to FNB to add FredrickZink to our account and to give them permission to use electronic banking.

**Treasurer-Scott Voss**

* All annual assessments have been paid. Process this year went more smoothly due to a more accurate mailing list.
* FredrickZink will be able to prepare monthly financial reports within next two months.
* Changes in the investment policy are still being prepared for inclusion in the Annual Meeting letter. Consensus of board was to go forward with the change even though the plan is to maintain our conservative position in investment for the next two years as outlined in the Capital Reserve Plan
* Treasurer’s Report for March shows that $13,500 will be moved to the Reserve Account on 4/1/2014. This is in line with our projections.
* Financial Documents have been prepared and edited by George Widmeyer for inclusion in the Annual Meeting letter.

**Architectural Committee: Barbara Lynch**

* Tabor roof will be completed in next week
* Three additional Ranch homes have applied and received permission to replace/repair roofing.
* New construction on Latigo is progressing with majority of exterior framing in place

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**Nominating Committee: Barbara Lynch**

* After board discussion three candidates will be presented at the Annual Meeting for the two open positions on the board.

**By-Laws: Sherry Tabor & Jim Whittier**

* Jim and Sherry are in process of making notes for proposed changes in 2015, 2016. By-laws will be addressed in 2014-2015 and DCCRs in 2015-2016 to keep budget costs in line as all changes require legal review to ensure compliance with Colorado law.
* Jim reported that HB14-1125 has been passed in Colorado authorizing HOA’s to distribute e-mail addresses and phone numbers if express written consent is given by owners. A form will be included in Annual Meeting mailing for this purpose.

**Maintenance: George Widmeyer**

* Water is now on in the South side. The North side water will be on this week and pumps will be turned on first week in May, weather permitting. We are still experiencing below freezing temperatures which could cause damage to sprinkler systems if water is turned on too early.
* Street light by mail room was damaged by vandals. A repair order has been submitted to Phillips Electric to repair and replace with a spare lense we have on hand.
* Energy committee is looking at possible streetlight replacement and selection of one model to use as a “test” before overall replacements that will be needed in the future.
* The Landscape Maintenance Contract and Irrigation RFPs are near completion and will be reviewed by the BOD prior to a bidding conference being scheduled.

**Annual Meeting:**

The following items will be included in the mailing and votes for the upcoming **Annual Meeting scheduled for Sunday June 22, 2014 at 2PM at the Animas Grange.**

* Candidates’ statements for upcoming board positions
* Proposed change to DCCRs investment policy Exhibit F (for membership mailing vote following discussion at annual meeting)
* Budget
* Capital Reserve Summary
* Letter to membership
* Revenue Generating Proposals((for membership mailing vote following discussion at annual meeting)
* Proxy Card
* Resident information form granting permission to use e-mail and phone numbers

**Items Requiring Action:**

Installing a pickle ball court at the site of the current tennis court was reviewed. At a small cost we can install new lines and purchase equipment. This would not disrupt the use of the area for tennis players. Bud and Jeanie will continue to pursue this and get a cost figure. Those interested will cover the initial cost as we try out this new game. A possible clinic will be scheduled to teach interested residents how to play.

**Change in Meeting Date:**

Jeanie Emigh requested a change in the day of the week for the BOD meeting due to a conflict. Consensus was to change the monthly meeting from 3rd Monday to 3rd Tuesday at 3PM.

**SUMMARY OF ACTION ITEMS**

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| --- | --- | --- |
| **Action Items** | **Persons Assigned** | **Due Date** |
| **Record/Data Retention****Committee** | **Jeanie Emigh, Jim Whittier, George Widmeyer** | **Ongoing work as per committee report New inventory of Safety Deposit Box completed 3/23/14.** |
| **Maintain current record of owners**  | **Jeanie Emigh Carol Lewin** | **New list to be prepared March 2014 submitted to Zink** |
| **Continue work on Ranch evacuation plan** | **George Widmeyer** | **Ongoing discussions with James Ranch re: gate access Report to BOD 5/20//2014** |
| **Develop a letter to owners regarding policy holding owners accountable for rental properties** | **Jeanie Emigh Bud Burgess** | **Mailed 8/31/13** |
| **Develop a newsletter for The Ranch** | **Bud Burgess** | **Fifth newsletter sent April 2014** |
| **Review DCCRS** | **Sherry Taber, Jim Whittier** | **Ongoing**  |
| **Fire mitigation** | **George Widmeyer,** **Bud Burgess** | **Fire Wise to be contacted for 2014 inspection. Report to BOD Spring 2014** |
| **Update Reserve Study to include plan for irrigation system.** | **Scott Voss****George Widmeyer** | **Completed** |
| **Ranch Task Forces**  | **Sherry Taber, George Widmeyer** | **Committee meetings and updates provided to BOD monthly**  |
| **Finance Committee to Develop New Investment Policy for Board and Member Approval** | **Scott Voss** | **Report to Board 4/14 and members 6/22**  |

The next board meeting will be on **Tuesday** May 20 at 3PM at the Burgess residence.

Scott Voss moved and George Widmeyer seconded that the meeting be adjourned and the motion carried unanimously.

Respectfully submitted:

Jeanie Emigh, Board Secretary

Approved: Bud Burgess, Board President