

**RPOA Board of Directors Meeting**  
**January 17, 2017 5:45 PM**  
**Walchak Residence, 197 Cottonwood Creek Road**  
**Durango, Colorado 81301**  
**Call in number: 712.770.4748 Access Code: 615560 Pin3082**

**Minutes**

In Attendance:

President – Shelley Walchak

Secretary – Cathy Neill

Treasurer – George Widmeyer

Architectural – Mary Sue Burnham

Maintenance – Sam Foster

At Large – Greg Thompson, phone in

Homeowners: Dick Brooks, Doug Collins, Desiree Collins, Michael Lumsden

1. Called to Order at 5:45pm, by Shelley
  
2. Approval of the Minutes for BOD Meeting of November 22, 2016, George moved the minutes be accepted, Sam seconded, minutes unanimously accepted.
  
3. Discussion by homeowners voicing concerns about changing DCCRs and how short term rental impact their lives at The Ranch:  
One homeowner said that he would not have purchased in The Ranch had he been aware of possibility of not being able to rent short term.  
Where we are now, is that we will finalize verbiage for the change with the attorney and mail out the proposed change in March to be considered and discussed by homeowners.  
We have to take into consideration that some homeowners may want to “loan” out their homes to relatives and friends of their own or of their neighbors. This is not the same as renting online as VRBO type rentals. Perhaps no money should change hands.  
We need to fine tune the verbiage to be clear and to educate everyone for an educated vote.  
Discussion followed about minimum of 30 day rental, up to 12 per year, still providing Secretary with notice of rental form.  
Discussion followed about minimum 90 days vs 30 days or maybe 60 days.  
We should be about integrity and harmony in the neighborhood, not about the profit.  
We will announce with mailing on March 1, and be open for comments by email or written. These will be posted on Website.  
Included in the letter will be information about “Family and Friends” using home with no exchange of money.  
George will run this by the attorney for proper wording.  
Cathy will get the letter out by email and USPO mail.  
End of February, we will be ready to mail the Annual Assessment Letters.  
Draft of the Amendment will be prepared in February.  
We can mail out ballots on May 1 to be ready for vote at Annual Meeting on June 11.

4. **Reports of Officers and Standing Committees**

- a. President – Shelley Walchak: Nothing more
- b. Secretary – Cathy Neill: Nothing more
- c. Treasurer – George Widmeyer:  
Emailed the monthly Financial. We are under budget, but this is due to some projects not getting done. These will carry into next fiscal year.
- d. Architectural – Mary Sue Burnham:  
Two adjacent townhouses completed new roof without contacting the Architectural Chair, color not totally acceptable, homeowners reprimanded.  
Another homeowner had satellite dish installed in wrong place, letter went out.  
Another homeowner applied for new roof.
- e. Finance – George Widmeyer: The Finance Committee needs two members. Fausto Miranda has resigned. Tad May has not been responding to emails. Desiree Collins agrees to replace Fausto. Florian Walchak agrees to replace Tad. Andrew Parker remains on the committee. This change was unanimously approved by the board members.
- f. Maintenance – Sam Foster:  
Lawn and landscaping issues
  - a. Trees, No new issues.
  - b. Snow Removal, Snow removal seems to be working well so far this winter.

Capital Projects

- c. Street lights  
A small team of Sam Foster, Ken Hunter, and George Widmeyer began work on street light replacement. They will seek 1 or 2 additional team members to help with the work. The team is following-up on discussion at previous RPOA Board meetings to seek a firm who can conduct an assessment of street lighting needs for The Ranch. Our assumption is that it should meet Durango “Outdoor lighting standards and regulations.” In addition, we desire that it will comply with current Dark Sky Standards. Finally, we seek a plan that will allow us to use modern, energy efficient lighting systems thereby insuring durability and cost effectiveness for the Ranch. So far, we have been in contact with one engineering firm and a few lighting contractors. Our goal is to secure the service of a firm within the next two months who will develop a plan for RPOA Board discussion.  
Discussion followed: Budgeted for 2 years, 2016 and 2017. Only one light has been placed so far. Shelley suggests we do all the light in 2017.  
We need to get professional opinion on lights; several companies were named for consideration: A to Z, MM & E, and Durango Electric.  
Next we need to announce for bids.
- g. Nominating – Jeanie Emigh: There are no candidates so far.

5. **Items Requiring Immediate Action:**

- a. Next steps in change in DCCRs amendment for VRBO/Short Term Rental Situation -Shelley Walchak: Get verbiage set, mail description and ballot by May 1.
- b. Preliminary Budget for Fiscal Year 2018 (from April 1, 2017-March 31, 2018) – George Widmeyer: George presented the preliminary budget which will be finalized by next

meeting and ready for March 1 mailing, which will include assessment invoice and envelope for payment. Cathy will get the mailing out, Mary Sue will assist; Ken Hunter will print the labels. The Finance committee recommended an increase in the assessment amount to either \$2250 or \$2266 per lot. The board made the preliminary decision to do the budgeting with \$2266. This will be confirmed at the March meeting."

6. **New Business:**

- a. Vandalism at The Ranch: Homeowner Mike L brought photos of damaged gate and damaged siding; also wheelbarrow tires were slit. These incidents took place over the past two years. This November someone turned on his outdoor faucet when he was out of town. The water company alerted him after 40,000 gallons were "used" in a short time. Shelley suggested getting security cameras.
- b. Rain Barrels, Mary Sue will write up description so homeowners can be aware of new State ruling.

7. **Announcements:** Greg inquired about repairs on bridge behind his home. Sam said he would look at the bridge and advise him what will be done.  
Greg will serve until June 2017.

8. **Next Meeting Schedule and Location:** February 13, Monday, 6pm, Shelley's house.  
March meeting will be March 21, 6pm, Shelley's house.

9. **Adjournment:** At 8:13, Shelley moved the meeting be adjourned, Mary Sue seconded, meeting was adjourned.