

RPOA Board of Directors Meeting
March 28, 2017
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
Prospective Board Member – Florence Short

1. Call to Order: The meeting was called to order at 6:04pm by Shelley.
2. Approval of the Minutes for BOD Meeting of February, 2017: Mary Sue moved the Minutes for BOD Meeting of February 13, 2017 be approved; George seconded; the minutes were approved.
3. **Reports of Officers and Standing Committees:**

a. President - Shelley Walchak: Homeowners brought to Shelley's attention that some long term renters were operating ATVs on the roads, saying perhaps the renters are not being made aware that The Ranch has rules and policies that prohibit this. Consensus is that it is appropriate for any homeowner to communicate with neighbors about the rules and policies. If rule breaking persists, then it's time to alert the Board who will take further action.

b. Secretary - Cathy Neill: Nothing to report. Cathy will contact property owners and managers if renters do not abide by rules.

c. Treasurer - George Widmeyer: About half of the assessment payments have been received.

d. Architectural - Mary Sue Burnham: A Homeowner requested permission for a temporary fence for the period of 2 years to enclose back patio area. Discussion of Parking policies includes no long term parking in "visitor" designated parking areas, no over-sized vehicles allowed outside of working hours. Last year the Architectural Committee was asked to merge the architectural rules with the DCCRs; but that is not the best place for them. Mary Sue's goal is to get the architectural rules out of the DCCRs.

e. Finance - George Widmeyer: Financial report sent by email. All is as expected. Bob Hill continues to invest per our rules, slow growth. Shelley proposed that Jason Silver with Edward Jones will do a no-charge review and offer a second opinion, especially concerning "laddering" the investments.

f. Maintenance - Sam Foster: Irrigation water will be turned on April 10 or later, but no later than May 1. The big trees in the woods are dying due to dry ground; but Spruce trees are sprouting in same area. Sam has arranged to purchase 60 Spruce seedlings from the Colorado State Forest Service, easy to plant, \$65 for 30 small and \$75 for 30 medium seedlings. Sam will announce "planting" party date, making it fun: tag a tree that one has planted and to watch it grow.

Trees

I am working with a project between the Mtn. Studies Institute and the La Plata Open Space Conservancy to gain funding to help remove the dozen or so Russian Olives in The Ranch. Two representatives meet with us on March 27 and looked at about 10 trees that are candidates for removal. The joint program will at least cut the trees and we will remove them. Russian Olive trees are an Invasive Species and currently listed on the Colorado Invasive Species List and many other state lists especially in the West. The work should be done by this fall and could be sooner. We plan to replace most of the trees with deciduous trees, which are well adapted to our mountain climate.

Irrigation

We are beginning to prepare for upcoming irrigation season by preparing to clean out some of the ditches. John Serwe has cleaned some irrigation ditches on the east side of The Ranch using an excavator. He will clean some ditches on the west side along Highway 550 later this week or next. He has done similar work for The Ranch in the past. EarthScapes will hand clean the other ditches and work on inlets for the pumps starting April 3. The water should be turned on at the headgates on the Animas Ditch around April 10, if no problems are found.

Repair Outlet in Pond

John Randle has been contracted to replace and repair the water outlet fixture on the south-side pond at the entrance to The Ranch. He removed the outlet elbow on March 21. He will build a new outlet and install 10 feet of new piping on or about April 4.

Snow Removal

Snow removal seems to be working well so far this winter.

Crack Filling in Streets

Contacted Leeder Construction, who did Phase III repaving, to prepare an estimate for required filling of street cracks. George will be meeting with two other contractors later this week to inspect the roads so that they can provide estimates. The price and capability of each contractor will be used to select a company to do the crack filling this summer.

Capital Projects

- i. Wood Shingle Roof Replacement: We are working with Nistler Buildings, LLC to remove the wood shingles on the mailroom, maintenance building in Bear Park, and the pumphouse in Bear Park and replace them with Owens Corning TruDefinitions Duration asphalt shingles over a synthetic underlayment. We have received the estimate. This estimate is within our budget and it is recommended that we tell Tim to proceed. We need to make a 50% down payment to order the roofing materials.

- ii. Replace Street Lights: Our small team of Sam Foster, Ken Hunter, and George Widmeyer is working to gain information and to seek qualified contractors to replace the street lighting system in The Ranch. A decision was taken by the RPOA Board at the last meeting not to accept the proposal for engineering services from ME&E Engineering due to cost issues. Since then, Ken, George, and I continue to work to get the needed information to develop a Request for Proposals from Electrical Contractors to replace the current high-pressure sodium street lights with LED lights which will be cost effective and provide higher quality lights. We decided to use a mixture of: 1) led light fixtures mounted on 10 ft. tall posts and 2) 42 inch tall LED light fixtures. It is likely that the shorter lights will be significantly cheaper and will provide the nighttime guidance that we need especially in cul-de-sacs. The tall lights will be placed at critical intersections and other sensitive areas. Both types are in common use for street and walking lights. Recently, the three of us plus Louis Prestwood walked the Ranch and looked at each light. We decided on which fixture would meet our needs at each location. Our initial decision was to use 13 tall fixtures, 20 shorter lights, and remove 1 current fixture without replacement. We hope to send out the RFP in the next 4-6 weeks.

g. Nominating - Jeanie Emigh: Florence Short has agreed to run for the board. There are several other people who are considering being on the board. Most people contacted would consider being on a committee, but do not want to head a committee.

4. Items Requiring Action:

- a. Finalize VRBO/Short Term Rental information and prepare May mailing - Shelley: Shelley will compose cover letter for page 1; back of page 1 will include biographies of proposed new board members on back of letter. Page 2 will include Financial Statement on front and 2017-2018 Budget, on the back. Proposed new amendment concerning limitations on rentals will be on page 3. Mailing will be done by early May and will include proxy cards to designate a proxy for voting at the Annual meeting, June 11, 2pm. Mary Sue, Cathy, and Jeanie will do the mailing, date to be determined.
- b. Outdoor Lighting – Sam, see above.
- c. Rain Barrel follow-up – Mary Sue has done some research and would like some time at the April meeting to discuss Rain Barrels, Fences, Clothes Lines, and Metal Roofs.
- d. Miscellaneous Ranch improvements (roofing) – George
- e. Ranch Annual Meeting will be June 11, 2pm, Animas Grange.

5. New Business:

- a. Newspaper Theft: Notices are ineffective. Thieves continue to take from random boxes. We will install security camera.
- b. Three Board Member proposal: This is possible with amendments to By-Laws, but is not necessary any longer.
- c. Crack Fill: See above, Sam's report.
- d. Irrigation Ditches: See above, Sam's report.
- e. Off-road Vehicles: Cathy will contact homeowners, property managers, and renters if this persists.

6. Announcements: None other than noted above

7. Next Meeting Schedule and Location: April 17 – Walchak home

8. Adjournment: Shelley moved the meeting be adjourned at 7:25pm, Cathy seconded, meeting adjourned.