

**RPOA Board of Directors Meeting
November 22, 2016 5:30PM
Ward/Widmeyer Residence, 480 Cottonwood Creek Road
Durango, Colorado 81301
Call in number: 641.715.3670 Access Code: 680004**

Minutes, final

In Attendance:

President – Shelley Walchak, phone in

Secretary – Cathy Neill

Treasurer – George Widmeyer

Architectural – Mary Sue Burnham

Maintenance – Sam Foster

At Large – Greg Thompson, phone in

Homeowners: Florence Short, Desiree Collins

1. Called to Order at 5:30pm, by George
2. Approval of the Minutes for BOD Meeting of October 18, 2016, Sam moved the minutes be accepted, George seconded, minutes unanimously accepted.
3. Reports of Officers and Standing Committees
 - a. President – Shelley Walchak: The By-Laws have been recorded.
 - b. Secretary – Cathy Neill: Nothing to report
 - c. Treasurer/Finance – George Widmeyer: Financials prepared by FredrickZink have no issues, separate attachment. Funds from UBS have been transferred to Morgan Stanley where we will have electronic access for viewing reports.
 - d. Architectural – Mary Sue Burnham, Homeowner has petitioned to have 3 trees removed, another homeowner petitioned approval of new front door.
 - e. Maintenance – Sam Foster: Lawn and landscaping issues:

Trees

We had the Fall Neighborhood Clean-up Day on 10/28/16. Woodchuck Tree Service cut several trees, mainly aspen, and shrubs as well as pruned many trees and then chipped all that debris as well as what home owners had piled by the road. We continue to focus on cutting and trimming trees and shrubs, which pose a risk of falling on a house or burning in a wildfire. I want to acknowledge Scott Voss, Dot Wehrly, and George Widmeyer for all their help in addition to all the homeowners who spent several hours cleaning their property. It was a full, but successful and safe day and our neighborhood looks better! Woodchuck did a good job. I submitted a proposal to the Firewise Chipper Rebate Program for \$300 and am waiting to hear if it was granted. This money will partially reduce our costs.

Snow Removal

The contractor placed many, but not all, of the plastic poles in order to mark the edges of our roads in preparation for plowing.

Fences and bridge

Tim Nistler contracted with The Ranch to repair the fence along the front of Bear Park by replacing several timbers. In addition, he also replaced rotten planks in the wooden bridge located in the back of the Reserve.

Sprinkler system and pumps

Water in the stream and lake system for The Ranch was shut off in early November.

4. **Items Requiring Immediate Action:** George, Shelley, and Cathy have met with Christina Landeryou, attorney, to go over verbiage for replacement of 7.05 with new wording in accordance with intent that all home leases in The Ranch must have minimum lease time of 30 days with no sub-leasing. Greg asked for small adjustment noting that there will be no new permits for short-term leases. Change proposed for Paragraph 1 C will read when the current permits expire, they will not be renewed and no further permits will be granted. The Homeowners will be notified by email and by USPS mail.

5. **New Business:** George, Milestones to the 2017 Annual Assessment; some Major Projects are Maintenance, Crack Filling, Street Lights
At the January meeting we will have:
 - a. First Version of the Budget - Treasurer
 - b. Draft of the Annual Assessment Letter - Treasurer
 - c. Request for Revisions of the Reserve Study – Treasurer
 - d. Production Plan for the Annual Assessment Mailing – SecretaryAt the February meeting, the President sets the Annual Budget and Annual Assessment.

6. **Announcements:** The Christmas Party is set for December 12, 5:30pm at Karen and Fausto Miranda's.

7. **Next Meeting Schedule and Location:** January 17, 2017, time and place to be determined.

8. **Adjournment:** Cathy moved the meeting be adjourned, George seconded. Meeting adjourned at 5:45pm.