

**RPOA Board of Directors Meeting
October 18, 2016 5:30PM
Burnham Residence, 353 Cottonwood Creek Road
Durango, Colorado 81301**

Members and Homeowner Present:

Cathy Neill, Secretary

George Widmeyer, Treasurer

Mary Sue Burnham, Architectural

Sam Foster, Maintenance

Greg Thompson, At Large

Florence Short, Homeowner

1. **Call to Order by George Widmeyer at 5:29pm**
2. **Approval of the Minutes for BOD September 19, 2016**, Mary Sue moved, Sam seconded, Minutes for September 19, 2016 approved
3. **Reports of Officers and Standing Committees and Homeowner:**
 - a. **President** – Shelley Walchak: Nothing to report, message sent by email
 - b. **Secretary** – Cathy Neill: Nothing to report
 - c. **Treasurer** – George Widmeyer: The September 2016 financials prepared by FredrickZink & Associates have been mailed to all board members. There are no issues to report.
 - d. **Architectural** – Mary Sue Burnham: There was one request to plant a tree and remove a small rotted bridge. This has been approved.
 - e. **Finance** – George Widmeyer: The RPOA currently keeps its reserve funds at UBS in cash and GNMA funds. Our investment advisor Bob Hill and his whole office has left UBS and joined Morgan Stanley in Durango. Current and recent members of the finance committee discussed this situation and agreed that the RPOA should move our invested funds to Morgan Stanley. We are very satisfied with the services and advice of Bob Hill and we would have a local advisor rather than someone in the UBS Denver office. George asked the board to approve the movement of the RPOA reserve fund account from UBS to Morgan Stanley. The motion was seconded by Mary Sue. It was approved unanimously
 - f. **Maintenance** – Sam Foster
 - i. Lawn and landscaping issues:
 - Call-in service for maintenance, which is being managed by EarthScapes Durango
This continues to run well. I have used it a few times and received timely responses.
 - Mowing
EarthScapes has this contract and is mowing weekly. They have been timely in responding to my requests to clean up an area or two. Otherwise it seems to go well. Mowing contract ends at end of October.
 - Flowerbeds
EarthScapes is doing a reasonable job of establishing and maintaining the flowerbeds. They responded quickly to my request in September to do additional work on some beds. This contract also ends in October.

Trees

I am developing a list of dead and dying aspen trees in the Common Areas that need to be cut. My plan is to have Woodchuck cut and chip them in October on the Ranch Clean-up Day. Dan Bowman, owner of Woodchuck Tree Service, reviewed the trees to be cut on Common space with Sam Foster and Scott Voss. Some homeowners have also contacted him about cutting trees on their property.

Snow Removal

The contract has been signed with Padaro Co. (John Randle) as of the first of August.

Irrigation

ii. Sprinkler system and pumps

The irrigation systems were turned off and blown out. There are still a few items to be completed for the Fall shutdown. The irrigation valve to the Common area in front of the Pensec house has been located during the Fall blowout. This small berm was not irrigated for some time (years?). The valve was manually opened but no water flowed into the berm. This will have to be investigated further after the irrigation has been turned on for Spring 2017.

iii. Street Maintenance and Water

Water is draining from the irrigation ditch into the ground by the side of the street on the north side of 537 CCR. This has been noticed for at least 10 years but an engineer from the Hermosa Sanitation District (HSD) says that this has washed away soil from around the sewer pipe in the street. The RPOA had the section of the ditch lined to stop the drainage. HSD will have cement poured around the pipe in November to reinforce it. The RPOA paid for the ditch lining and HSD will pay for the sewer repair.

iv. Gravel was placed on the unpaved section of the road to and around the RV lot and in the parking area at the tennis court. EarthScapes arranged this and spread the gravel at both places. This was a budgeted operating expense project.

v. Many cattails in the waterway behind the Heath house have been pulled or cut (per request from Pat Strumpf at the last RPOA Board meeting).

4. Items Requiring Immediate Action:

a. Petition from Homeowners about VRBO/Short Term Rental Situation:

Florence Short: Collected 41 signatures on petition to amend 7.05 of DCCR to change rental option to minimum 30 days. Discussion followed that next step is to meet with attorney to keep aligned with: State of Colorado, Articles of Incorporation, Declarations, By-Laws, Rules and Regulations. Board has right to issue and change rules and declarations. To change DCCR, there must be 2/3 Homeowners in favor of change.

Steps to be taken: Meet with attorney, Board must approve amendment, Board announces (by mail) to Homeowners proposed amendment and allows 30 days to consider and comment.

Another 30 days is required to complete vote. If approved by 2/3 homeowners, new amendment must be recorded with La Plata County.

Mary Sue B moved we go forward with amendment procedures, Greg Thompson seconded. The movement to have our attorney draft the proposed amendment carried unanimously.

George W will get appointment with attorney to proceed with this proposed Amendment.

b. Reserve Study Proposal from Association Reserves

George Widmeyer reported that the RPOA has used the services of Association Reserves for the last four years in preparing our annual reserve study. We signed a three-year contract after an initial one-year trial, which has expired. He requested a bid from Association Reserves for a new contract. The RPOA had been paying \$1,350 per year, the new price is \$1,370, includes one "on-site" study.

George asked the board to approve a new contract based on the bid for three years. The motion was seconded by Cathy. It was approved unanimously. George has the information to provide estimate of cost of pumps, etc. and list of assets and capital to Association Reserves.

5. **New Business:** We need to find location for Holiday Party. Cathy Neill will contact some homeowners and advise.
6. **Announcements:** None
7. **Next Meeting Schedule and Location:** November 22, 5:30pm, George and Jill's house, 480 Cottonwood Creek Road
8. **Adjournment:** Cathy Neill moved we adjourn, Mary Sue seconded, adjourned at 6:30pm.