**RPOA** **BOARD MEETING**

**Sept 25, 2015**

**Burgess Residence**

**353 Cottonwood Creek**

**Members Present:**

Bud Burgess, President

 Jeanie Emigh: Secretary

 Jim Whittier: Treasurer

 John Taber: By-Laws Committee Chair

 Mary Sue Burnham: Architecture Chair

 Tamara Tabor, Maintenance Chair

 Cathy Neill, Director, Absent

 George Widmeyer, Maintenance Committee

 Liz and Paul Cahill, Resident Guest

**Meeting called to order by Bud Burgess**

**Approval of Minutes September 25, 2015**

**Mary Sue Burnham moved and John Taber seconded a motion to accept the minutes as written and the motion carried unanimously**.

**President’s Report: Bud Burgess**

* Reported on Ranch Management Task Force Meeting:
	+ Goal is to look at professional maintenance management for The Ranch with the view in mind to protect property values and enhance and improve the overall beauty of The Ranch. Looking at options to hire professionals. Will develop awork list as to what we want manager to do. Committee will continue to meet and also meet with possible professional managers to get input and determine costs associated.
* Complaint filed on dog on dog attack at The Ranch. Cathy Neill will investigate and handle complaint.
* Cahill’s filed formal complaint regarding landscaping issues on neighbor’s property. Karen Singmaster had also filed a complaint regarding same neighbor. Issue is not taking care of gardens, leaving trash can in plain view of neighbor and leaving items outside stored against building. Some of these issues have been resolved but Mary Sue will follow up with owners regarding maintaining gardens.(Cahills left meeting)
* Camper shell has been removed from RV lot as requested.

**Secretary’s Report- Jeanie Emigh**

* 44 people attended the Labor Day Picnic. Thanks to all who helped set and clean up. Over 70 2015-2016 directories have been distributed or pick up. This will cut down on mailing costs.
* Moving forward with letter to rental property owners to alert them to non-compliance issues and the instituting of a service fee if they don’t keep RPOA Board informed of updates.
* Discussion on date for RPOA Holiday Open House---Set for **THURSDAY,** **DECEMBER 17, 2015—5:30 pm-7:30pm Emigh Hunter Residence, 96 Brookie Creek.**

**Treasurer’s Report: Jim Whittier**

* **Unpaid Annual Assessment.**

Delinquent owner payment plan has been set up. They will pay half of balance due at the end of September and the remaining balance end of October. They will also be responsible for interest payment on the balance as well as attorney fees. Jim will inform them of this amount.

* GNMAs sold per information in last month’s board meeting to keep sufficient operating capital in our checking account at FNB.
* Currently within budget. Withholding final payment to Leeder for paving until some issues can be resolved regarding areas that need additional attention following SET Engineering inspection.

**Architectural – Mary Sue Burnham**

* 2 Satellite Dishes have been approved
* Need to resolve dead tree issue between Goldberg and Shore’s property to determine who is responsible for removing tree.
* Homeowner has installed lawn ornaments without notifying committee. . Mary Sue will follow up.
* Shed installed at property on Cottonwood Creek.( Lot 83)
* Landscaping complete on property on circle. (Lot 35)
* Lawn at Lot 79 appears to be in good shape and straw is no longer visible.

**By-Laws – John Taber**

* Looking at possible new resident to join committee.
* When John returns to Durango mid-October he will set up meeting with attorney to go over probable changes as result of Governing Policies adopted in 2015 and look at other pending needed changes.

**Maintenance Committee -Tamara Tabor**

* Tree committee is active and is in process of identifying trees in the common area that need to be removed and developing a priority list for this removal. In addition they are working with homeowners to assist them in setting up removal of dead/dying trees of their properties. Working with Woodchuck to schedule removals.
* Woodchuck will be onsite on October 29, 2015 to chip small branches and shrubs left curbside by owners for annual fall cleanup. Announcement will be posted in the mailroom.
* There is unmarked wire in RV lot that Tamara is looking at getting removed. Will post sign in mailroom if some available for owners to pick-up.
* Ongoing work with Leeder regarding Phase III paving and needed corrections and clean up. SET Engineering did inspection and some work remains. George and Bud will meet with Leeder and his staff to discuss.
* Irrigation shut-off October 6, 2015 with blow-out to follow. Louis Prestwood will be working with George and Earthscape to complete tasks.

**Finance Committee: Jim Whittier**

* No report

**Nominating Committee**: **Bud Burgess**

* No report

**Items Requiring Immediate Action:**

* Need to look at creative ideas for generating revenue. We have many items on our list of things that need to be done including replacing street lights and street signs as well as address pond issues. Also hiring professional management services will need to be budgeted. One idea used by other associations is a by-in fee for new owners when properties are purchased. This idea will be reviewed with attorney.

**Jeanie Emigh moved and Mary Sue Burnham seconded that the meeting be adjourned and the motion carried unanimously.**

**Next board meeting will be 3PM Tuesday October 20, 2015 at Emigh-Hunter Residence 96 Brookie Creek.**

Respectfully submitted:

Jeanie Emigh, Secretary

Approved:

Bud Burgess, President