

RPOA Board of Directors Meeting Minutes

April 17, 2018 3PM
Ward-Widmeyer Residence
480 Cottonwood Creek Rd.
Durango, Colorado 81301

Board Members Present:

George Widmeyer, President
Jeanie Emigh, Secretary
Jim Whittier, Treasurer
Bob Condit, Maintenance Committee Chair
Florence Short, Architectural Chair
Cathy Neil, Director, Absent
Susan Jones, Director, Absent

Guest: Frank Lee (2nd hour of meeting)

Called To Order at 3:00 PM by President

Approval of the Minutes for BOD meeting March 24, 2018

Bob Condit moved that the minutes be approved and Florence Short seconded the motion. The motion passed unanimously.

3. Reports of Officers and Committees

President, George Widmeyer

Meeting adjourned to executive session 3:07pm

Boad meeting reconvened 3:20pm

Secretary, Jeanie Emigh

Animas Grange has been reserved for the annual meeting June 10, 2018.

Treasurer/ Finance Jim Whittier

Financials from Fredrick Zink were submitted to the board members. We continue to be under budget. We will make a motion at the annual meeting to move significant funds to the reserves which will be used for lighting and paving.

Architectural: Florence Short

New Applications:

- Lot 94

Application for a new roof approved.

-Lot 3

Requested information on roofing materials that can be used at The Ranch. Referred to Architectural Rules.

Lot 64

Requested permission to install a privacy wall. Is not located on lot where this is Permitted. Request withdrawn.

Lot 84

Pending issues regarding fence and air conditioning. Delayed return to The Ranch due to mold issues in California property. Will work with them on return.

6 letters were sent requesting owners do work on property. One response received so far.

Maintenance:

Curb side spring cleaning set for Friday, April 27, 2018 in AM. A sign will be posted in mailroom. Owners will be reminded not to dump any yard or landscaping waste in reserve. Doug, of Earthscapes, is getting a new sign to post in that area. An additional landscaping contractor has been dumping yard waste behind Latigo next to highway---ditch area. He has been told not to do this numerous times and we will enforce this as it causes a major clean-up for the landscaping crew of The Ranch.

Anticipate that pumps and owners irrigation systems will be turned on week of April 23, 2018 weather permitting.

Nominating:

Three owners have agreed to run for the board: Maureen Tara, Desiree Collins, and Candida Bush. Denise has agreed to be Treasurer and has background in finance. All three will run for 3 year terms.

4. Items requiring discussion and action:

a. Buckwalter Proposal.

The Buckwalters own the property adjacent to the small piece of property owned by The Ranch. This property is only accessible from their lot or if we wade across Hermosa Creek to get to it. It has no current usage for owners at The Ranch. They made a financial offer but stated they could find no company that would give an assessment of the land value due to unique nature of parcel. In addition they did not spell out what closing costs they would cover. We need to determine, as closely as possible the land value and what cost they will cover at closing before we can present this offer to the owners. It is unlikely we can get this done in time for annual meeting and a 2/3rds vote of the members is required to sell the land. After receiving additional information the board will re-visit this issue before making a recommendation to the owners. In the interim permission is being given to allow the Buckwalters to clear debris off the property and to access Hermosa Creek.

b. Street lighting:

Additonal bids still being sought for lights. The current light at the mailroom is a Type 4. A type 2 light provides better coverage and focuses the light directly onto the street. A Map showing light distribution was provided to the board along with a projected cost savings on electricity for both fixtures. The decision about a type of light and vendor is still under consideration. The board voted unanimously to put another test light in at the intersection to the circle using a Type 2 fixture. This will give owners a chance to compare it with the mailroom light and also see the actual difference, if any, in light distribution on the street. The type 2 fixture cost more than the type 4.

c. DCC&Rs:

Jim Whittier, Jeanie Emigh, and George Widmeyer met with attorney and went through the document page by page. The major revisions are still around Section 2 regarding the rights of the property developer, which no longer exist, and cleaning up the language in the Architectural section. A few changes were made in the wording of the rest of the document. A final draft is pending and will be posted on the website along with an explanation of changes when ready. We will then seek owner input and finalize either by absentee vote or at 2019 annual meeting.

Annual Meeting Mailing: This will take place at Jeanie's house Monday, May 7, 2018 2PM.

5. New Business:

a.Fire Preparedness Report:

We will put out information prepared by Firewise at the Annual Meeting. Owners are encouraged to replace cedar roofs when possible as well as clear areas around their homes creating a 10-30 foot buffer. Although most fire departments now use tanker trucks we have

hydrants and this water comes from Animas Water not from the ditch company that provides water to our ponds and irrigation systems.

d. Scott and Lindsay Moran of Amcat Roofing:

A presentation was made to the board about their company. Amcat received the Durango Herald acknowledgement for best roofing company in Durango in 2017, voted on by readers. They offer quick and efficient service and will post information about their company in the mailroom. They are residents at The Ranch, living in the circle. They will have a table of information at the Annual Meeting and be on hand to answer questions about roof replacement and repairs.

e. Fish:

Due to a possible very low water amount in the ponds as summer progresses. The BOD voted unanimously not to stock the ponds with fish for the coming season. This decision can be revisited if water levels return to normal with the advent of rain.

e.Owner Frank Lee discussed clean up on The Ranch side of the split rail fence running along Hwy 550. He offered his assistance in the matter to clean out grass and get the area looking like it did in past years. Thanks Frank. Volunteers always welcome

The next board meeting will be Monday, May 14, 2018 at 3PM at Emigh-Hunter residence 96 Brookie Creek.

Bob Condit moved and Florence Short seconded that the meeting be adjourned. The motion carried unanimously. Meeting adjourned at 5PM

Respectfully Submitted Jeanie Emigh, Secretary

Approved: George Widmeyer, President