

# **RPOA Board of Directors Meeting Minutes**

June 21, 2018 at 3PM  
Emigh-Hunter Residence  
96 Brookie Creek  
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 Neill, Director  
Susan Jones, Director  
Suzie Higgins, Director, absent

**Guest:** Terrie Lumsden  
Michael Lumsden  
Maureen Tara  
Desiree Collins

## **Called to Order at 3:00 PM by President**

### **Approval of the Minutes for BOD meeting May 14, 2018**

**Florence moved that the minutes be approved and Jim Whittier seconded the motion. The motion passed unanimously.**

## **3. Reports of Officers and Committees**

### **President, George Widmeyer**

- George read a prepared statement as follows:

“This is the year of the 416 fire. The Ranch was under mandatory evacuation on June 10<sup>th</sup>, the date of the scheduled Annual Meeting. The Animas Grange, the location of the Annual Meeting, was also in the mandatory evacuation zone. The Annual meeting needs to be rescheduled. George Widmeyer and Jim Whittier have agreed to continue as RPOA officers. Cathy Neill has agreed to continue as a RPOA board member. These three will leave the board when new members are elected at the rescheduled Annual Meeting. “

A pending Law Suit against owner of Lot 147 by a vendor does not involve the RPOA. Our attorney has filed the necessary paperwork to that effect with the La Plata County Court.

George was able to check with La Plata County Sherriff's office and there was no report of break ins or looting at The Ranch during evacuation despite some rumors to that effect. Law enforcement was patrolling our area during evacuation to prevent break ins and looting.

**Secretary, Jeanie Emigh**

Thanks to Cathy Neill for collecting and tracking proxy cards for Annual Meeting. We currently have 41 cards on file. As the date of the meeting has changed some of those filing cards will be in attendance and their cards will be removed.

A draft letter was submitted to the BOD for approval. The letter is to be mailed to 11 agencies involved in the fire and evacuation of The Ranch thanking them for their service and professional conduct. The letters will be prepared for George's signature and mailed on June 15, 2018. BOD voted unanimously to approve sending the letters.

**Treasurer/ Finance Jim Whittier**

Financials presented. We are still under budget. Will need to make motion at annual meeting to move excess funds to reserve.

All assessments have been paid with the exception of one owner who has to make a final ½ payment in July. Interest will be charged per the by-laws on this payment.

Finance committee recommends to the BOD that \$75,000 be invested in short term one to three months SPDR Bloomberg Barclay ETF 1-3 month T bills that earn 1.6 percent monthly.

Jim Whittier moved and George Widmeyer seconded that \$75,000 be moved to SPDR Bloomberg Barclay ETF T bills. The vote passed unanimously.

**Architectural: Florence Short**

**Approval:**

**Lot 1**

Plan submitted and approved to install air conditioning.

**Lot 99**

Approval given for repainting and staining home same color.

**Application for Approval:**

**Lot 61**

Application to repaint and stain

**Lot 60:**

Application to repaint and stain. Approval denied due to selection of trim color. Application pending.

**Exterior Lighting Approval:**

**Lot 61:** Lighting plan approved

**Lot 60:** Lighting plan approved

**Lot 84:**

Application for installation of an air conditioner pending. (Approval not sought prior to installation.)

**Maintenance:**

Owners are reminded that La Plata County ordinance requires that trash cans be put out and taken in only on day of pick up. This is to avoid attracting bears. This includes all trash cans including recycle. Bear scat has been spotted at The Ranch

There is to be no dumping of any yard waste or debris in the reserve. EarthScapes has had a mulch pile there. This possibly presents a fire hazard if not monitored and maintained properly. This will be reviewed with EarthScapes.

Spraying will be done to reduce cat tails in the ponds.

Following the evacuation and return, residents are interested in another chipping day. This will be discussed by the board at a future date. Chipping needs to be done in reserve and that is top priority for funds.

**Nominating:**

Candida Bush has returned to Utah to address a medical issue. Cathy Neill will check with her to determine if she still wants to run for the BOD at the upcoming annual meeting.

**4. Items requiring discussion and action:**

- a.** Reschedule Annual Meeting. Set for Sunday August 4, 2018 at 2PM at the Animas Grange. This gives owners the required 30-day notice. Will be posted in mailroom and notice sent out in email Roundup.
  
- b. Street lighting.** An additional third bid is being sought. Will discuss at Annual Meeting.
  
- c. DCC&Rs:** Bob Strumpf is working with Florence Short to decide which items regarding the architectural rules should remain in DCCRs. Will discuss revisions and get input at the Annual Meeting. As Christina Landeryou has completely changed the way in

which contents are displayed it is very difficult to follow. We will ask her at our next meeting why this was done and can we return to old content flow to help owners understand changes.

- d. Garage Sale:** Due to fire evacuation garage sale is now set for Saturday July 28, 2018 from 8AM-12PM. Will post new sign up July 5, 2018 and replace cancelled add in Durango Herald

## **5. New Business:**

- a. Drought, Fire and Flooding Preparedness Report:** FireWise report sent out via email to all residents. The first meeting of the committee formed to address these issues was being conducted June 1, 2018 when 416 fire broke out. This is the worst drought experienced in our area in 107 years. Many areas of The Ranch need to be addressed, particularly the removal of the Junipers around the front townhouses and roadways. Also, the dry grasses in these areas need to be removed as well as clean up in the reserve. Fire mitigation is an ongoing process. The committee will meet prior to next board meeting and give top 3 priorities to the BOD so we can budget accordingly. Some work can be done by residents themselves and work groups will be formed to accomplish these tasks. The goal is to develop a CWPP—Community Wildfire Protection Plan. This was done by the residents of Falls Creek. We may be eligible for additional grants from FireWise. Sam Foster is our ambassador to this organization where he sits on the board of directors. We have received grants from them in the past.
- b. Question arose regarding fire hydrants.** The water source for these is Animas Water, John Ott. Maintenance committee will look into getting these checked to make sure they are in good working order.

## **6. Announcements:**

**Annual Board meeting Animas Grange 2 pm. Sunday August 4, 2018**

**Next Board meeting will be Monday July 23, 2018 at Ward-Widmeyer residence 480 Cottonwood Creek Rd.**

**Cathy Neill moved and Bob Condit seconded that the meeting be adjourned. The motion carried unanimously. Meeting adjourned at 4:19PM**

Respectfully Submitted Jeanie Emigh, Secretary

Approved: George Widmeyer, President