

RPOA Board of Directors Meeting Minutes

July 23, 2018 at 3PM
Ward Widmeyer Residence
408 Cottonwood
Durango, Colorado 81301

Board Members:

George Widmeyer, President
Jeanie Emigh, Secretary
Jim Whittier, Treasurer
Bob Condit, Maintenance Committee Chair, Absent
Florence Short, Architectural Chair
Cathy Neill, Director
Suzie Higgins, Director, Absent

Guest: Terrie Lumsden
Michael Lumsden
Maureen Tara
Jerry Zelenka

Called to Order at 3:00 PM by President

Approval of the Minutes for BOD meeting June 21, 2018

Florence Short 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

The RPOA would like to thank Jenny Tolbert and Suzie Higgins for the “Thank you fire fighters” sign at the entrance to The Ranch in recognition of their efforts on the 416 Fire.

Secretary:

We have 40 plus proxy cards on file for Annual Meeting. With the residents planning to attend we will have more than enough voting lots to constitute a quorum.

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. In addition, financials including budget information will be presented at the Annual Meeting. It requires 2/3rds of members to vote to not approve the budget.

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.

Architectural: Florence Short

Repainting & Staining

Permission has been given to Lot 105, Lot 61, and Lot 60.

Air Conditioning:

Lot 30 given permission to install low decibel AC with lattice fence

Deck Approval:

Lot 83 given permission to install new deck.

Landscaping:

Lot 83 given permission to redo landscaping and install decorative arch.

Roofing:

Lot 108 given permission to install new roof.

Removal of Trees:

Lot 108 given permission to remove trees.

Violation:

Ongoing issues with installation of air conditioner on Lot 84. Owners did not submit application and there have been issues with noise. The closest neighbor wishes to work with owners to resolve noise issue. However, lot owners failed to follow DCCRs. in getting permission to install their unit. If that had done the noise issues could have been avoided.

Florence Short moved and Cathy Neill seconded that the owners of Lot 84 be fined a sum of \$275 for failure to receive architectural approval before the installation of an air conditioner. The board voted unanimously to impose the fine. The owners will be notified by mail.

Maintenance:

Head gates for the Animas Ditch have been turned off due to the high concentration of ash and clay in the water that will damage our pumps and individual owner's irrigation systems. George is monitoring situation and will open head gates and irrigation system when safe to do so.

Jim Whittier made a motion that BOD approval be given prior to the head gates and irrigation systems being reactivated. Florence Short seconded and the motion carried unanimously. George will seek BOD approval of plans to activate irrigation via email.

At owners' request the date for fall clean-up has been moved to August 20, 2018. This will be announced at Annual Meeting. We will be seeking a grant from FireWise to cover this cost.

In addition, a clean-up day in the reserve will be scheduled at announced at the Annual Meeting. EarthScapes will join in this effort.

Latigo pump is out of commission and cannot be repaired. It is 18 years old. A new one is on order.

Nominating:

Candida Bush will be able to serve on the board for the upcoming 3-year term and her name will remain on the ballot. At present no one is willing to serve as board president.

4. Items requiring discussion and action:

a. Plan for Annual Meeting:

The agenda for the upcoming Annual Meeting remains the same. All ballots and agenda will be provided.

b. Stocking of Fish:

Despite the board's unanimous vote on April 17, 2018 which was reaffirmed at the BOD Meeting on May 14, 2018 not to stock fish in the ponds, a homeowner ordered and stocked the ponds on June 26, 2018. The owner had received and confirmed email sent on April 25, 2018 that no fish were to be ordered or stocked and attended the BOD meeting On May 14, 2018.

A lengthy discussion ensued and the homeowner stated he has ordered fish for 20 years and did not understand he needed board approval to do so this year. The invoice was paid as both George and Jim felt that the hatchery was not responsible for this error. The homeowner acknowledges he made a mistake in stocking the ponds.

Because the water to the ponds has been shut off there are a number of dead and dying fish that need to be removed. The homeowner agreed to remove the dead and dying fish.

Jim Whittier moved and Cathy Neill seconded that the homeowner be sanctioned for going against board direction in ordering and stocking fish in the ponds but that no penalty should be imposed. The motion carried unanimously.

In addition, because we will continue to face drought and possibly poor water conditions in the ponds in the coming years, **Jeanie Emigh moved and Jim Whittier seconded that going**

forward no fish are to be ordered or stocked in the ponds without prior written approval of the board. This motion carried unanimously.

This will be confirmed with an email to the homeowner who orders fish indicating the above to avoid any confusion regarding the stocking of the ponds. The homeowner said he understood that he must have prior written approval from the BOD to stock the ponds going forward.

c. Street lighting & Roads: Due to the fire and flood situation faced by the Ranch Jeanie recommended we delay street light installation until next year. The board agreed. This will be reviewed at Annual Meeting. In addition, George will seek engineering input regarding resealing roads and see if that can also be delayed one year without causing undue damage to roads.

5. New Business:

a. Landscaping west of Tennis Court:

Susie Higgins requested discussion of this issue but was not in attendance at the meeting. She along with Scott Voss and Jenny Tolbert cleaned out the weeds from the area. There is money in the budget to landscape this area but someone will have to take on this project and bring proposals to the board to approve the disbursement of funds for this project.

b. Complaints: Two complaints have been received by the board. One involves barking dogs and the other cigar smoking on a deck with smoke entering neighbors 'home. The board president will send letters to the owners involved seeking resolution of the problems.

c. Drought Fire, Flooding: FireWise assessment of The Ranch was emailed to all owners. The number one improvement we can make is to eliminate cedar shake roofs. In addition, we need to work on creating a defensible space in the reserve area as well as the landscaping around the front of the development.

A defensible space in the reserve requires us to trim up trees and remove ground debris to lessen the chance of fire spreading by creating a 30-foot clean area. This does not mean removal of all trees and vegetation. A work party is being scheduled to start this process. George's committee to work on this includes Doug Collins, Frank Lee, Sheila Lee, Scott Moran, Louis Prestwood, Sam Foster, and Michael Lumsden.

In addition, we need to remove all the juniper bushes around the entry road and fence line along Hwy 550. This is of great concern to those owners living in the circle. We will need to work with Sam Foster on coming up with a suitable replacement for these bushes that will help provide a privacy barrier for those residents in the circle.

Homeowners are reminded that cleaning up and creating defensible spaces on their own property is their responsibility and they should address issues presented by FireWise regarding steps that owners need to undertake to accomplish this task. Individual

assessments of their property can be conducted by FireWise by going to their website or contacting Sam Foster.

OWNERS ARE REMINDED NO DUMPING OF ANY KIND IN THE RESERVE.

- d. **Evacuation Routes:** We do have an additional evacuation route from The Ranch but this still puts us onto Hwy 550 which may be closed. The route is directly west of the RV Park---follow the road on the north side of the RV Park. Please note there is a ditch at this crossing that will make it difficult for vehicles that are not 4 wheel drive. The combination for the lock on the gate is 1483. This will put drivers on the James Ranch pasture. The above listed committee is addressing the issue of a more sustainable evacuation route.
- e. **Irrigation Plan:** George is working on producing an irrigation schedule that can be shared with the board. Some owners irrigate daily to cover all their zones but no owner is currently watering their zones twice daily or more than 3 times weekly per zone.

6. Announcements:

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

Next Board meeting will be scheduled following Annual Meeting.

Cathy Neill moved and Jim Whittier seconded that the meeting be adjourned. The motion carried unanimously. Meeting adjourned at 4:58PM

Respectfully Submitted Jeanie Emigh, Secretary

Approved: George Widmeyer, President