

## **RPOA Board of Directors' Meeting Minutes**

Nov 19, 2018, 2018 at 3PM  
Emigh Hunter Residence  
96 Brookie Creek  
Durango, Colorado 81301

### **Board Members:**

Bob Condit, President  
Jeanie Emigh, Secretary  
Desiree Collins, Treasurer  
Florence Short, Architectural Chair  
Maureen Tara, Maintenance Chair  
Susan Jones, Director  
Candida Bush, Direct

Guest: Michelle Mals

### **Call to order by President, Bob Condit 3:02PM**

### **Approval of the Minutes for BOD meeting Oct 22, 2018**

**Florence Short moved and Desiree Collins seconded that the minutes be approved. The motion passed unanimously.**

### **President's Report:**

A complaint was received regarding our landscaping contractor removing a mulch pile perhaps to sell. The contractor was given permission to remove the compost by for use on his property given that he has "donated" many hours of work to the RPOA including work to maintain the compost pile. The compost is a fire hazard and no residents have used the materials in the years it has been there. Following the 416 fire it was determined by the board it needed to be removed. Our landscaping contractor has assisted the homeowners' association with many projects without charge and the hours he worked and didn't bill for far exceeded the value of the mulch. The complaining party was provided within this information and the board considers the matter resolved.

Bob followed up with La Plata County Sherriff regarding trespassing on our property. We can, as we do, post signs Private Property, No Trespassing. If LPSO is contacted and the party located they can be given a ticket. If they are hunting on our property and apprehended it is a felony.

### **Secretary's Report:**

The RPOA Christmas party is set for Friday Dec. 14, 2018 at the Mals residence. Information has been posted in the mailroom and on the website.

The number of full time residents at The Ranch remains at around 48. We have 12 full time rental properties and 4 short terms rental properties. This makes it difficult to find volunteers to staff committees and the board.

A sign will be posted requesting volunteers to help decorate The Ranch for the holidays. Dec. 2, Sunday at 2pm is the date set.

### **Treasurer and Finance Committee Report.**

The Reserve Study will meet with the Finance Committee at a later date in December for an onsite inspection and review. Planned projects for 2019 include replacement of streetlights, resurface roads, work on the Latigo Pump House, possible replacement of sections of the Goodman fence in the south area of our property, and replacement of entrance sign. Also discussed was replacement of sections of the split rail fence bordering Hwy 550.

All projects exceeding a \$5,000 cost have to be put out for bid. Currently we are looking at bids for the contract currently held by FrederickZink, our accounting firm.

Desiree requested all budget request be finalized and submitted by the board meeting in January.

As per the boards request the finance committee looked at selling Gennie Maes but a loss would have incurred and for that reason we will continue to hold these. All our current investment bonds are BAA or above in accordance with our rules. Those investments that the board requested be sold have been and the money invested in 2% money market funds to be available for our upcoming capital projects.

### **Architectural Report:**

#### Applications for Improvement

No new application have been received.

## **Completed Projects: Certificates of Completion Issued**

Lot 103 new roof

Lot 144- new roof; clean-up of hydraulic spill created by contractor completed.

### **Pending:**

Lot 26 & 27: Roof installation by Amcat is still in progress.

Florence and Tara did a complete exterior inspection of properties at The Ranch and will issue letters to those owners whose homes need attention. At present there are 22 homes and 2 pump houses at The Ranch with shake shingle roofs.

### **Maintenance:**

13 loads of debris including clean-up along the Hwy 550 fence line were taken to the dump station by Bob Condit and his crew. THANKS!!!

The board requested that Tara invite our landscaping contractor to the Feb. meeting to discuss issues that have come up, particularly with the flower gardens, before the start of the next year contract.

### **New Business:**

Michelle Mals filed a formal complaint regarding an attack on her dog on Oct 29, 2018 as she was leaving the reserve. Her dog was on a leash and attacked by another owner's dog who was off leash. The owner in question made no attempt to call off his dog or interact with the Mals. The Mals' dog was able to break free from his collar and ran home. No injuries were sustained by it was a very traumatic incident. The attacking dog has also attacked the dog of board member Candida Bush, and again her dog was able to escape. The owner of the dog in question has been cited by Colorado Dept. of Wildlife for his dog chasing deer. The matter has been reported to La Plata Animal Protection. The owner in question often has no visual site of his dog in the reserve and makes no attempt to issue voice commands. The board voted unanimously to write and letter to the offending dog's owner requiring him to have his dog on a leash at all times on Ranch property. If the dog is observed off leash the board voted unanimously to fine the owner \$500. This is an extremely serious situation and the dog in question can be labeled "vicious" by Animal Protection if another attack is documented. This could result in the owner losing custody of his dog.

**Next regular BOD meeting will be Wednesday, January 16, 2019 at 3PM at Condit Residence 30 Brookie Creek.**

Jeanie Emigh moved and Bob Condit seconded that the meeting be adjourned. The vote was unanimous.

Meeting adjourned at 4:45PM.

Respectfully Submitted Jeanie Emigh, Secretary

Approved: Robert Condit, President