

RPOA Board of Directors' Meeting Minutes

February 11, 2019 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, Director

Guest: Michael & Terri Lumsden
Doug Collins
Linda Philp

Call to order by President, Bob Condit 3:03PM

Approval of the Minutes for BOD meeting January 16, 2018

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

President's Report:

The La Plata Planning Commission meetings are ongoing at the Animas Grange. Bob has been attending along with other Ranch residents. The Animas Valley is one of the only areas in the county to have an actual plan. It is being reviewed and input accepted. Owners are encouraged to make input. The contact information is in the current issue of The Roundup and posted in the mailroom.

The neighbors, the Buckwalters, interested in purchasing the small piece of land owned by The Ranch on the east side of Hermosa Creek, have their property up for sale. Bob is still attempting to contact them to see if they are still interested in purchasing our small parcel. This parcel is only accessible from their land or if Ranch owners wade the Hermosa Creek.

The Drought Committee met and has not come forward with any recommendations yet. The Animas Ditch Association has their annual meeting on 3/2/19 and this will provide us with more information regarding water availability in the upcoming year.

Brainstorm is the company who hosts our web page and provides the RPOA Board email accounts. We currently have 15 email accounts and only actually need 8. They have significantly raised our rates. The current email accounts that are being cancelled require a download of the information for retention for 3 years per Colorado law. George Widmeyer will do this and provide the information to the BOD. We will continue to pay for 8 email accounts and explore less expensive options for hosting our web page. Desiree Collins will bring that information back to the BOD in March. Susan Jones will check on alternate web hosting page.

Secretary's Report:

Rick Huttner has agreed to run for BOD at June election. One additional candidate is considering running for the BOD. Any other owners interested should contact the board secretary.

Regarding changes to the DCCRs, there is a great deal of work to be done prior to moving forward with this project. This mostly involves cleaning up the Architectural Rules and bringing them back to the BOD for approval. This will also include a recommendation for which Architectural Rules should be included in DCCRs. Florence Short, Susan Jones, and Bob Strumpf are working on this. Once this is completed we will take the changes recommended by our attorney and incorporate them into our existing rules. We would like to continue to use our current format in order for owners to more easily understand any proposed changes. We will then review this with our attorney and bring this to the owners at the 2020 meeting. This constitutes 8 years since last changes approved. Most HOAs go far longer than this so the feeling of the BOD is we will still be timely in keeping our DCCRs. current.

The mailing of this year's invoices and letter will be done at Jeanie's house Wed. 2/20/19 at 2PM. Jeanie will contact FrederickZink regarding the preparation of the invoices and Desiree will get the letter finalized and copies prepared.

Architectural Report:

The new owner of lot 147 has submitted request to replace windows in addition to the extensive remodel work he is doing on the interior. He has received permission for placement of a dumpster and portable toilet.

Maintenance:

Snow plow operations are ongoing. John Randle will knock down the snow piles by the entrance when he has time to do so. Several residents have complained it is difficult to see oncoming traffic traveling southbound

Due to heavy snowfall we have many downed tree branches and trees themselves. Unless these pose a hazard to roadways or homes they will not be removed until spring as it is extremely difficult to access them. Owners will also have heavy clean-up of debris this coming spring.

Maureen and Desiree will look into rebates from La Plata Electric for the streetlight bulbs that were replaced with LED bulbs in January.

Maureen is planning a walk around The Ranch with Doug of Earthscapes once spring arrives to do a thorough review of all the flower beds. Recommendations will then be made as to how they can be improved and present a plan to the BOD. She is soliciting any interested owners to join them. Last year the gardens were not at their best. The fire and drought conditions were part of the cause but we can defiantly improve them this coming summer season.

Treasurer and Finance Committee Report.

The Annual Reserve Study was completed in January 2019 and recommendations were made to the BOD in a lengthy report and an executive summary. The executive summary will be provided in the mailing for the 2019 Annual Meeting. This report serves as the basis for input for capital projects in the annual budget as well as the monies needed to maintain a healthy reserve account.

A review of the 2019/2020 budget was made. The finance committee is recommending a 2.5% increase in the upcoming assessment to maintain our reserve account in positive territory. As we have maintained a healthy reserve we are able to avoid special assessments. In the upcoming year we have funds to repair our roads, install new streetlights and begin the process of replacing and updating our irrigation system. All big ticket items that need to be done and we have monies to do so. A question was raised regarding funds to maintain the Maintenance phone number. Desiree and Susan will investigate and bring this information back to the BO D

Susan Jones moved and Florence Short seconded that the 2019/2020 budget submitted be approved and the motion passed unanimously.

Bob Condit moved and Susan Jones seconded the approval of a 2.9% increase in the annual assessment for 2019/2020 and the motion passed unanimously.

Desiree is still pursuing additional bids for our accounting work. Currently FrederickZink is the only interested company. One company has no interest. An additional company does not do tax work. She has one additional company she is working with to secure a bid. We will also ask FrederickZink to possible make adjustments to their current charges. Selection of a company will need to be made at the March 2019 meeting.

A review of our investments were presented and we are still in positive territory.

New Business:

Metal Roofs: A discussion with owners and BOD was held regarding the pros and cons or metal roofs. The Architectural Committee is continuing to investigate this before bringing a recommendation to the BOD. There are many factors, in addition to the appearance of these roofs that needs to be considered. Owners are asked to make their input to Florence as soon as possible.

Bob Condit moved and Jeanie Emigh seconded that the meeting be moved into Executive Session and the vote was unanimous. The meeting was adjourned at 4:38pm.

Next regular BOD meeting will be Monday March 18, 2019 at 3PM at Condit Residence 30 Brookie Creek.

Respectfully Submitted Jeanie Emigh, Secretary

Approved: Robert Condit, President