

RPOA Board of Directors' Meeting Minutes

May 23, 2019 at 3PM
Condit Residence
30 Brookie Creek
Durango, Colorado 81301

Board Members:

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

Guest: Chris MacDonald, Bob Strumpf, Jerry Zelenka, Rick Huttner

Call to order by President, Bob Condit at 3:04PM

Approval of the Minutes for BOD meeting April 18, 2019

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

President's Report: Bob Condit

Received an anonymous complaint regarding residents walking dogs off leash, which is a violation of the DCCRs. In discussion the consensus of the BOD was to post a notice in the mailroom reminding residents to leash their dogs or face a fine. It was felt the responsibility for enforcing the rule fell on all residents and it is not the responsibility of the BOD alone to respond to residents who violate the rule. In order to have a rule we must enforce it to the best of our ability but this requires all residents to participate in following and enforcing the rule. This becomes a safety issue as residents and other dogs have been bitten by off leash dogs.

A list of persons to thank at the Annual Meeting was developed.

Secretary's Report: Jeanie Emigh

Paperwork for annual meeting discussed. Also a list of people to call to get proxy cards will be sent to members for follow up. We need 40 proxies to make sure we have 2/3rds membership represented to vote in new BOD members. There will be a social hour before the meeting at 1PM with a table from Firewise and possibly others. Thanks to Shelia Lee for organizing this.

Treasurer and Finance: Desire Collins

All but one homeowner has paid annual assessment. Following discussion Desire and Bob will meet with attorney to discuss options regarding this payment.

No change in our investments at this time.

Architecture: Florence Short

Approved:

Lot 25 Deck Repairs

Lot 14 Replacement of deck with Treks product and repainting and staining house

Lot 103 Landscaping

Lot 97 Removal of 2 trees recommended by Firewise . Owner did not get prior Architectural Approval as required.

The Architectural Committee has been working diligently on the Process for the Periodic Review of Permitted Roofing Materials. This review has been comprehensive and has followed the Objectives and Procedures outlined in the Plan of Action presented to the BOD on 3/18/19. It includes both existing permitted and new roofing materials. Extensive research and interviews have been conducted. The Committee is now in the final stages of analyzing and evaluating the immense amount of information and materials gathered by the members and Bob Condit. At the conclusions of this evaluation process, the Committee will present a formal recommendation to the Board for their consideration and approval.

A new process for obtaining forms for Architectural Committee approval was presented. This will direct users to a review of the rules and the appropriate form(s) they will need. Thanks go to Susan Jones and the Committee for this work.

Jeanie Emigh moved and Bob Condit seconded a motion that this new procedure be added to the website and the motion carried unanimously.

Florence asked for approval to have a number of forms printed for easy access for owners requesting this approval. She was given permission to go forward with this project.

The Architectural Committee is in final stages of developing the new roofing guidelines and requirements and will be presenting these to the board for approval within the next 30 days.

Maintenance Committee: Maureen Tara

Repair work on Fawn Lake pump required the work of 3 contractors and was completed. We are still waiting for the ground to dry out along the entrance on the Hwy 550 side so truck can get in to repair split rail fence.

We are looking at the cost of the roofs on the 3 pump houses

Regarding streetlights. The costs have gone up 20% due to Chinese tariffs and the parts for the lights being manufactured there. We will discuss at annual meeting because current costs are way above budgeted amount. With some minor repairs existing lights can make it another year and we can see if costs will come down with manufacturing moving to US or tariffs being lifted. Will check with La Plata Electric to make sure that rebates will remain in effect until next year.

The rebuilding of the bridge in the reserve will begin in June and is being done by Ranch volunteers, most notably Bob Condit.

Bids to crack seal and resurface roadways are being pursued.

Maureen is forming a committee to examine redoing entrance and in meantime no perennials are being planted their as garden may be removed.

Clean up of the reserve was done on April 25 and 26 including fire mitigation. Also work was done on the front entrance area. Thanks to all who helped.

Maureen Tara moved and Desire Collins seconded that \$1500 be approved to remove 4 dead Cottonwood Trees in the reserve. Approval had been given by the Architectural Committee. The motion passed unanimously.

Items requiring discussion and actions:

Agenda has been posted on website.

(Other items in meeting agenda discussed in appropriate sections.)

Chris MacDonald discussed last meeting of Animas Planning Group. Despite the majority of the attendees objecting to the multiple use of properties in our area including 60 tiny homes the planning group approved the plan and now it goes to the county for planning approval.

Residents can still submit written comments at:

http://www.lpcds.org/planning/land_use_codes_and_plans/district_plan_update/Animas%20Valley%20Zoning%20District.

All zoning rules regarding Animas Valley still apply.

New Business:

Ongoing discussion with Rick Huttner regarding the gazebo and the cost of its upkeep. A bid was received to remove it from Tim Nistler but what would go in its place has to be evaluated and discussed. Also should it be removed or maintain is a question for the membership. Input will be requested at the Annual Meeting. It is seldom if ever used but leaving an empty island would be an eyesore for the residents' homes who face Fawn Lake. Also if it were frequently used the noise would also affect these owners.

Fish:

Jerry Zelenka stated that a high number of fish were lost this year due to harsh winter. (To be noted a large number were lost last summer when ponds were stocked last year without BOD permission and we lost irrigation water due to floods from 416 fire and ponds becoming dry.) He expressed desire to have budget returned to former amount next year. Several residents contributed to the purchase of fish to add to ponds this year. The BOD will review this when next year's budget is established.

Jeanie Emigh moved and Susan Jones seconded that the regular meeting be adjourned and the BOD move into executive session. Motion passed unanimously. Meeting adjourned at 4:40pm.

Next regular BOD meeting will be set by new BOD following the Annual Meeting 6/9/19

Respectfully Submitted: Jeanie Emigh, Secretary

Approved: Bob Condit, President