

RPOA Board of Directors' Meeting Minutes

August 21, 2019

Bob Condit Residence

30 Brookie Creek

Durango, CO 81301

3:00 PM

Board Members:

Bob Condit, President

Jeannie Emigh – current Secretary

Laura Parker, Secretary Elect – on phone

Desire Collins, Treasurer

Florence Short, Architectural Chair

Maureen Tara, Maintenance Chair

Linda Philp, Director

Rick Huttner, Director – on phone

Guests:

Bob Strumpf

1. Call to order by President, Bob Condit at 3:03.
2. Approval of the Minutes for July 15, 2019 BOD meeting

Rick Huttner moved and Florence Short seconded that the minutes be approved. The motion passed unanimously.

3. Reports of Officers and Standing Committees
 - a. President's Report: Bob Condit –
Three new owners are moving in or soon to move in.
Welcome to the Bairds, Herzbergs and Vincels.

Water Hemlock (highly poisonous) has been found in our ponds and most has been destroyed by herbicide treatment recently applied to kill cattails – however there is a concern that there may be residual plants in the community and this is being investigated.

We have had good reports from community regarding success of seal coating – thanks to Maureen’s good work.

Complaints were received of dog barking at Lot 76 – investigation reveals that barking dog was caged and owners were informed and advised to manage this issue. No additional problems since discussion with dog owner.

- b. Secretary’s Report: Laura Parker/Jeanie Emgh –
Owners’ information database to be distributed to board members.
This is confidential and not to be shared.
Vote to select secretary –Rick Huttner moved and Linda Philp seconded and the motion passed unanimously to formally elect Laura Parker as Secretary.
Laura will remain as secretary until next annual meeting in June 2020.

- c. Treasurer and Finance Report: Desire Collins
Financial status/operating and capital budget/expenditures reviewed.
We are within budget overall due to underspending in some categories.
Market fluctuation has had limited effect on investments due to our conservative portfolio.
Lot owner with plan for paying annual assessment by installment is up to date on payment schedule.

- d. Architecture Committee: Florence Short –
2 applications -

Lot 146 – Deck replacement

Lot 93 – Deck railing

Communication with Lot 49 that plan is finished pending cert of completion.

Lot 89 –which is vacant has been sold to owners of Lot 93. Another owner was making inquiries to build on the lot but with recent sale new owner is planning to leave vacant.

Lot 66 – applied to resurface walkway. Application was submitted late and the committee had to meet with owner day of installation to approve to avoid project delay.

Following discussion an imposition of a fine for non-compliance with 30 day rule , Desiree Collins moved to impose a \$100 fine and Bob Condit seconded and the motion carried unanimously. A letter will be written to the owner notifying them of the fine.

Maintenance Committee:

Seal coating is progressing and the completion of the Fawn Lake and Circle portion were delayed by one day due to rain. There were a couple of cracks in the road and damage made by garbage trucks that will need to be addressed. She is still looking for a few people to help with traffic control on 8/26 and 8/27.

Plan to redo bridge in the reserve this September.

Fall cleanup to be scheduled after sprinklers turned off - will consider mid October. Will plan to cut down dead trees in the reserve and other parts in our community, including the tree leaning over the RV park.

Need to check with Earthscapes regarding when compressor available for sprinkler blow out

The committee working on the front sign will reconvene in the fall when committee members return from vacation.

e. Director- Rick Huttner

Trimming done around Gazebo – with great help from community members. Further trimming of Junipers should occur but this will require professionals to do the job.

Plan to remove old bridge and replace within the week.

Power washing planned and painting will occur in September

Pathway to Gazebo was defined with survey done by Bob Strumpf

Solar lighting is being considered and committee is waiting for an estimate.

f. Director – Linda Philp

Board was complimented for maintenance of Ranch.

It was suggested that the announcement sign in the mailroom be moved to area with boxes for newspapers – so is more readable and easier to reach.

g. Action requiring Discussion/Action

Progress of Asphalt Seal/Repair and Crack Fill – see maintenance report

4. New Business:

a. Schedule late summer/fall clean up?

See Maintenance report

b. Consider schedule to clean mail room – this is currently only done by Jeanne and Beth – asking that other board members participate in this process once a month.

c. Labor day picnic (Mon Sept 2) will be coordinated by Linda Olmsted with assistance from Beth Cugini. In the past, tables have been borrowed **from** the Grange, but they are not willing to allow this – looking for persons to donate tables. People are encouraged to sign up.

d. Jeanne is looking for someone to take on project of updating DCCRs – Stage 2 is resolving discrepancy between DCCRs and architectural committee. DCCR committee was formed – Desiree, Linda and Maureen. Ultimately, DCCR revisions will need to be approved by our attorney

5. Old Business

a. Gazebo Committee status update – See Rick Huttner director report

b. Front sign committee status report – See Maintenance Report

c. Appeal for Lot 83. – The owners of Lot 83 did not appear for an appeal hearing on the Architectural Committee’s denial of their application to install a metal standing seam roof patio cover. The Board President sent them an email on August 15, 2019, informing the owners appeal was on the agenda for the meeting of August 21st. Owners communicated by email with the Board President but did not provide any further information regarding their reason for their appeal. The BOD members were unable to ask questions regarding their appeal. The Board’s position is that the owner’s application for approval of the standing seam metal patio cover was properly denied by the AC.

6. Next BOD Meeting: Monday, September 16th, 2019 – 3 PM – Residence of Rick Huttner

7. Desirre Collins moved and Rick Huttner seconded that the meeting be adjourned 5:04 and the motion passed unanimously.

Respectfully Submitted:

Laura Parker

Approved:

Bob Condit, President

