

RPOA Board of Directors' Meeting Minutes

July 15 2019

Huttner Residence

22 Latigo Road

Durango, CO 81301

Board Members:

Bob Condit, President - present
Jeanie Emigh, Secretary – absent
Desiree Collins, Treasurer – present
Florence Short, Architectural Chair - present
Maureen Tara, Maintenance Chair - present
Linda Philp, Director - present
Rick Huttner, Director - present

Guests:

Laura Parker – in consideration of BOD secretary position
Doug Collins
Mike and Terrie Lumsden
Susan Jones
Bob Strumpf
Jerry Zelenka

Call to order by President, Bob Condit at 3:00 pm

Approval of the Minutes for BOD meeting

Rick Huttner moved and Desiree Collins seconded that the minutes be approved and the vote passed unanimously.

President's Report: Bob Condit

Secretary's Report:

Jeannie is out of the country. Laura Parker is present in consideration of assuming position of secretary.

Treasurer and Finance Report: Desiree Collins

Budget status was reviewed, and operating, maintenance, and capital projects are currently aligned with FY2020 budget

Collection of assessments reviewed.

Pending projects discussed in terms of budgeted funds.

Finance status discussed. Committee recommends continuing with current investments as they represent what are considered safe options with return greater than a savings account.

Next finance committee meeting in in September with Morgan Stanley.

Financial reports are available upon request by homeowner

Architecture Committee: Florence Short

Approval of Applications for Improvement

Lot 107 Roof replacement

Lot 85 New screen door

Lot 22 Wood Garage door cover

Lot 66 Resurface of walkway

Lot 1 Replace front door

Lot 104 Oil Stain front driveway

Completion Certificates

Lot 25 Repair of deck

Lot 87 Replace wooden deck with TREX

Lot 103 Landscaping

Lot 29 Enlarged new deck

Lot 34 Replacement front, side decks, and stairs with TREX , resurface front walk

Discussion regarding evaluation and approval of roofing materials discussed under “Items Requiring Discussion/Action”.

Maintenance Committee:

Start date for chip seal is August 12th and is expected to be completed in 2 weeks. It was discussed if work should be done on weekdays only or to include Saturday, as well as how to adapt the schedule to accommodate for trash pickup. The committee is discussing how to schedule process to have least impact on residents. Residents will be advised of intent for and timing of this project at the mailroom and on website.

A motion to do work on Monday through Saturday by Desiree Collins, was seconded by Rick Huttner and passed unanimously.

Mowing of reserve common area is planned – this was included in the budget. There are additional funds that were allotted to the flower budget that will not be used for purchase of new flowers this year.

Estimate to be obtained from Woodchuck for removal of dead trees near RV park and in the reserve. Further discussion regarding what do we do with the logs from cut down trees. Removal cost to be included in estimate.

Maureen is working on obtaining an estimate for replenishing the rocks along the side of our roads and submit it to the Board at the budget planning meeting this fall. It will be planned as a 2020 project.

Front sign Committee had first meeting. It is noteworthy that the front 2 feet of that area is on state land and our plan may need to take that into consideration.

Irrigation turn off date is 10/7/19, at which time blow out will begin.

Fall community clean up – Date to be determined but anticipate late September to October

Items Requiring Discussion/Action

1. Discussed Architectural roofing proposal –
After more than three months of extensive and comprehensive research, on June 18, 2019, the Architectural Committee sent the following report with recommendations to the Board of Directors by email for review in preparation for the BOD meeting of July 15, 2019.

“REPORT OF THE RANCH ARCHITECTURAL COMMITTEE TO THE RANCH BOARD OF DIRECTORS

Overview

In conjunction with the revision of the Architectural Rules update, the five members of the Architectural Committee undertook a thorough review of existing permitted and potential new roofing materials. This included color and type constraints and related installation procedures. Five guiding principles were employed as stated in the Plan of Action presented to the Board of Directors on March 18, 2019. A copy of this document is attached as Attachment 1. The Committee further recommends that a similar study be completed every three years.

The results of the thorough review are being presented to the Board of Directors for consideration and approval. Upon approval, Appendix A of the Architectural Rules will

be revised and printed on the Ranch web site. A copy of the proposed revision is attached as Attachment 3.

The five principle guidelines followed in the formulation of the conclusion are highlighted:

- Remain consistent with the DCCR objective of “preserving the great charm and natural beauty of The Ranch through a coordinated plan of development and maintenance”,
- Acknowledge previously established precedents in design,
- Recognize diverse structures within The Ranch,
- Represent the interests of All Owners in The Ranch Community,
- Provide a reasonable spectrum of Cost Options for Owners.

Recommendation

Based on the decision criteria used to evaluate the extensive research undertaken by the Architectural Committee (see Attachment 2), the Committee recommends that the following roofing materials be approved by the Board (in alphabetic order by type):

-Architectural Grade Asphalt Shakes (including the following and their equivalents):

**Presidential TL Shake (asphalt) by CertainTeed Corp
Owens Corning Woodcrest & Woodmoor Collection**

- Architectural Grade Asphalt Shingles (including the following and their equivalents):

Owens Corning TruDefinition Duration and Duration STORM Shingles

- Manufactured Artificial Shakes (including the following and their equivalents):

CeDUR Shakes, DaVinci Shake, EcoStar Seneca or Seneca Plus

- Granular-coated Metal Artificial Shakes (including the following and their equivalents):

DECRA Shake, XD and Shingle XD”

At the meeting The Chairman of the Architectural Committee Chairman summarized the report and asked for comments and questions from the BOD and Owner attendees. A discussion followed.

Motion by Rick Huttner and second by Desire Collins regarding acceptance of committees recommended roofing materials– approved unanimously

A member of the board suggested that a similar study be completed every five years. After discussion, it was decided that the study be conducted every five years, rather than three years due to the amount of research and work involved.

Rick Huttner moved and Desiree Collins seconded vote to conduct study every five years and the vote passed unanimously.

Appendix A of the Architectural Rules will be changed accordingly.

2. Discuss road repair plan – Asphalt Seal/Repair and Crack fill – See Maintenance committee report
3. Gazebo Committee Report - Rick Huttner) – Landscape clean up team identified. It was determined that repair (Bridge, fascia and railing) and painting can be done by the committee. Nothing has been decided regarding roofing. It is anticipated that total cost will be under \$800. It is also intended that access to the gazebo is improved and that the access is made more apparent to all in the community with improved signage. There is also consideration of adding solar for electricity in the Gazebo. There is currently \$500 in the budget for Gazebo maintenance.

It was moved by Maureen to allot this and an additional \$200 dollars to complete (from available funds elsewhere in budget) – seconded by Desiree. Passed unanimously.

4. Director report – Linda Philp – Will plan on laminating signs to advise people to leave end of bags for dog waste hanging outside for easier access.

New Business:

1. Appointment of Secretary to replace Jeanie Emigh - Laura Parker will act as secretary pending review of job description.
2. Schedule late summer/early fall clean up? TBD
3. Discussion regarding problematic wildlife and role of HOA to manage. If there is noted to be a raccoon problem, and outside agency can be used to help relocate.
4. Request increasing budget for fish to \$1000 with possible adjustment to account for change in costs. This is to be under consideration at next budget committee.

Next BOD Meeting: Wed, August 21st, 2019 at Bob Condit residence at 3:00 pm

Moved by Rick Huttner and seconded Desiree Collins that the meeting be adjourned and the motion passed unanimously at 4:55.

Executive session convened at 5:00 to discuss compliance with architectural rules.

Respectfully Submitted:

Laura Parker