

RPOA Board of Directors' Meeting Minutes

September 16, 2019

Huttner Residence

22 Latigo Road

Durango, CO 81301

Board Members:

Bob Condit, President

Laura Parker, Secretary

Desire Collins, Treasurer

Florence Short, Architectural Chair

Maureen Tara, Maintenance Chair

Linda Philp, Director

Rick Huttner, Director

Guests:

None

1. Call to Order – 3:01 PM
2. Approval of the Minutes for BOD Meeting of Aug 21, 2019

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

3. Reports of Officers and Standing Committees

a. President – Bob Condit

Thanks to all for efforts organizing Labor Day picnic, it was well attended
Myriam Palmer wrote letter of thanks for both Labor Day Picnic and success of
seal coating project.

George Widmeyer and Bob Condit are attending a meeting of Rocky Mountain
Studies Institute regarding flood and fire mitigation at Falls Creek to look for
best practice. Will bring back information.

b. Secretary – Laura Parker

July 2019 BOD minutes posted on website.

Letter sent to owner of Lot 66 advising of fine for violation of The Ranch DCCRs. Section III, 3.02 require that application for improvements be made 30 days in advance of any scheduled project. Response pending.

We welcome new owners to Lot 66.

Owners of Lot 93 have purchased adjacent lot 89.

c. Treasurer/Finance – Desiree Collins

Tracking well in regard to investment interest with current portfolio.

Finance committee due to meet (towards end of this month) with Morgan Stanley regarding any recommendations for investment changes.

Board will need to approve next year budget in January/February 2020.

Financial status/operating and capital budget/expenditures reviewed. Some areas we are over in expenditures, however lower spending in these areas is anticipated in coming months which is expected to keep us within annual budget.

It has been the rule that any excess money in operating budget is turned back into the reserve and plan to continue this practice.

Lot owner with installment plan to pay annual assessment is up to date

Desiree is investigating noted increase in electricity cost for irrigation pumps.

d. Architectural – Florence Short

Applications:

Lot 66 applied to put up satellite dish

Approvals:

Lot 93 – Installation of deck railing

Approval pending request of Owner Indemnification Form:

Lot 146 – New TREX deck

Completions:

Lot 29 – Deck replacement with new TREX deck, new TREX bench and new back door

Lot 49 – New windows, doors, air conditioner (HVAC) and natural gas line.

Lot 22 – Garage door cover to match house.

Susan Jones has agreed to help on DDCR committee

e. Maintenance – Maureen Tara

There have been many irrigation repairs this summer.

When irrigation is turned off for the season – culverts will be evaluated and prioritization for repair will be planned. Will need this cost added to capital budget.

Maureen will discuss possible options for maintaining area cleared around gazebo with Earthscapes.

Maureen will attend visit to Falls Creek to investigate how they engage homeowners to participate in community projects.

f. Director – Rick Huttner

Much work has been done to work on Gazebo repairs and clean up of overgrowth, much through community volunteerism
Next step is to plan painting.

Ongoing maintenance needs to be considered including evaluation of the posts going into the lake (this can only occur when Fawn Lake is dry).

Budget needed for additional work identified above.

g. Director – Linda Philp

Linda notes that there is greater enjoyment of Bear Park with sprinklers running at night.

Linda comments that some consideration should occur when replacing trees in common areas with the concern that they will ultimately obstruct view.

4. Items Requiring Discussion/Action

Proposal will be sought for refurbishing of light posts as opposed to replacement of posts with consideration of electrical issues. (Maureen and Rick)

5. New Business:

a. Scheduled fall clean up (Oct 11-12 – volunteer cleanup, Woodchuck scheduled Oct 14 – 15). Twenty trees have been identified as needing to be removed. Limbs overhanging Cottonwood Creek Rd will be trimmed. Cost of this may exceed what has been budgeted for tree work. An estimate will need to be brought to the board to approve additional cost.

b. Irrigation turnoff will occur September 29th; fall blow-out Oct 7 – 10

c. Plan for work on bridge in reserve continues to be evaluated to ensure optimal structural integrity and most cost effective approach.

d. RV lot use by visitors – Board agrees that we should not allow use of RV lot by visitors.

Board does request that Mick Olmstead redo and post a new copy of RV rules on gate.

e. Owner concern regarding falling branches. This is being addressed by evaluation of tree integrity by Woodchuck.

6. Old Business

a. Gazebo committee status report – see above under director report

b. Front sign Entrance committee status report – It is felt that the current sign can be repaired, but will need bids for this work to be done. We have looked at options for replacement of railroad tie retaining wall, including estimated cost for using “new” old railroad ties, a gravity block product that does not require foundation and will also will look at cost of a natural rock wall.

7. Next Meeting Schedule and Location - October 14th, 2019 at 3 PM at Bob Condit Residence.

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

8. Adjournment: 5:20 PM

Respectfully Submitted:

Laura Parker