

## **RPOA Board of Directors Meeting Minutes**

May 14, 2018 at 3PM  
Emigh-Hunter Residence  
96 Brookie Creek  
Durango, Colorado 81301

### **Board Members Present:**

George Widmeyer, President  
Jeanie Emigh, Secretary  
Jim Whittier, Treasurer  
Bob Condit, Maintenance Committee Chair  
Florence Short, Architectural Chair  
Cathy Neil, Director  
Susan Jones, Director, Absent

**Guest:** Bob Strumpf  
Carla Harned  
Michael Ilardi  
Jerry Zelenka  
Desiree Collins  
Maureen Tara  
Dan Patterson

### **Called to Order at 3:00 PM by President**

#### **Approval of the Minutes for BOD meeting April 17, 2018**

**Cathy Neil moved that the minutes be approved and Florence Short seconded the motion. The motion passed unanimously.**

### **3. Reports of Officers and Committees**

#### **President, George Widmeyer**

Preparation for annual meeting underway discussed below.

#### **Secretary, Jeanie Emigh**

Animas Grange has been reserved for the annual meeting June 10, 2018.  
As Jeanie will be out of town until 4 days before meeting Cathy Neil will track receipt of proxy cards and follow up with owners to make sure we have sufficient number to ensure a quorum at the meeting.

## **Treasurer/ Finance Jim Whittier**

Financials presented. We are still under budget. Will need to make motion at annual meeting to move excess funds to reserve.

At present two owners have not paid assessments and one owner has paid half. They have been contacted and have to end of May to do so.

## **Architectural: Florence Short**

### **New Applications:**

- Lot 94

Roof completed and inspected. Damage deposit returned.

-Lot 97

Roof completed and inspected.

### **Violations:**

-Lot 84

Owner still dealing with mold situation on California property. They have stained the fence as requested. They state that the air conditioner is not a problem for neighbors but a neighbor complaint has been received. They never submitted an initial request for installation. At the direction of the board they have been asked to mitigate the noise with fencing and sound proofing that they can obtain for their installation carrier. They have yet to submit an application with sufficient information regarding the sound levels, etc. Florence is working with them on an ongoing basis to resolve these issues.

### **Maintenance:**

All pumps are on and irrigation system is working. If drought conditions continue watering schedule will need to be discussed. This will be reviewed at the annual meeting.

### **Nominating:**

Two new potential board members are attending the meeting. Maureen Tara and Desiree Collins.

## **4. Items requiring discussion and action:**

**a.** Agenda for Annual Meeting. This has been posted on website and will be posted in the mailroom.

**b. Street lighting.** We now have two bids and are seeking a third. Difference is in amount of rebate that each bid said we will receive. Need to check with La Plata Electric to get correct amount. Rather than install another test light Bob Condit

will get a copy of the proposed alternate fixture to show at the meeting. We will also show a map of the light pattern that each fixture will provide.

- c. Fish in the ponds:** Due to extreme drought and heat we will not stock the ponds at this time. If conditions change we can revisit and possibly due a ½ stock in July when monsoon rains are expected.
- d. DCC&Rs:** Process is ongoing. Bob Strumpf and Jeanie Emigh met to review proposed changes to Ranch map and deletion of rights of developer. Bob will work with Florence Short on the proposed architectural rule changes. An overview of the process will be presented at annual meeting and a first draft of changes posted on website. Will seek owners' input through process and vote later in the year or at 2019 annual meeting. Want to take our time and get it right.
- e. Garage Sale:** Set for June 16, 2018 8AM-12PM Residents who sign up with receive a sign for driveway and posting of signs directing people to their homes. Sign up will go up in mailroom May 29,2018. Adds placed in Durango Herald.

## **5. New Business:**

### **a. Fire Preparedness Report:**

George has formed a committee (Desiree Collins, Doug Collins, Frank Lee, Sheila Lee, Laura Parker and Sam Foster and Bob Strumpf) to look at preparing Ranch for wildfires. Looking particularly at getting work done in the woods by both volunteers and contractors to clean out deadwood. Information from FireWise has already been sent out to several homeowners but recommendation was to resend to all homeowners via a Ranch Roundup. Some owners are going forward with replacing wood shingle roofs which is a top priority in stopping spread of wildfires in are neighborhood. This will be a big part of discussion at annual meeting.

Dan Patterson suggested we keep website calendar for owners not present at The Ranch. Jeanie will follow up and get events posted on this calendar.

It was reported that a Pine Beetle infestation has hit Rockwood and good chance it might hit us. This will be discussed with Sam Foster. As our trees receive a great deal more water than Rockwood this may mitigate the potential for the same event here.

## **6. Announcements:**

Annual Board meeting Animas Grange 2 pm. Sunday June 10, 2018

Next Board meeting will be set by new board and posted accordingly.

**George Widmeyer moved and Florence Short seconded that the meeting be adjourned.  
The motion carried unanimously. Meeting adjourned at 4:36PM**

Respectfully Submitted Jeanie Emigh, Secretary

Approved: George Widmeyer, President