

RPOA BOARD MEETING
June 14, 2021
Huttner Residence
22 Latigo

Members Present:

Rick Huttner: President
Desiree Collins: Treasurer
Janet Dermer: Secretary
Maureen Tara: Chair Maintenance Committee
Mimi Frenette: Chair Nominating Committee
Jay Eagen: Round-Up Editor
Mike August, Director
Jeanie Emigh: In-coming Board Member
Jim Prendergast: In-Coming Board Member
Mike August In-Coming Board Member

Additional Owners Present

Dan Patterson
Kathy & Bill Fite
Joe Ewing
Peter Herzberg
George Widmeyer
VIA ZOOM
Bob Strumpf
Florence Short

Meeting called to order by Rick Huttner at 3:09PM

Gift Cards from the RPOA were given to outgoing BOD members Desiree Collins, Maureen Tara, and Janet Dermer in appreciation for their dedicated service to The Ranch.

6. Old Business: (Taken out of order to accommodate guests)

Speeding:

Discussion held regarding using some temporary signs as calming measures with a humorous bend. The BOD approved going forward with purchase and placement. **(Action item Mimi Frenette.)**

Dogs off leash:

Ongoing issue of concern due to dogs running off owners' property and creating possible traffic hazard as well as dogs off leash in preserve. The DCCRs require dogs on leash on all RPOA property. Question regarding resolution of dog issue will be in new survey created by Jay Eagen. It will include questions as to who owns dogs and weight responses accordingly. **(Action item Jay Eagen survey)**

Cars in Driveways:

This will also be a question in upcoming survey. At present the DCCRs state cars in driveways must fit in single space in garage and number of cars in driveways cannot exceed number of garages. This presents issues for owners who buy here not made aware of this DCCR requirement. Discussion of amending DCCRs to allow BOD to give permits for non-complying vehicles. No resolution was reached on this issue.

Lot 147 home built before the development of The Ranch and as they have only 1 car garage, they are allowed not to meet current requirements. **(Action Item Jay Eagen survey)**

Trespassing:

This will be a question in upcoming survey. DCCRs describe RPOA as private property for use by owners and guests. A number of owners have expressed concern about the use of RPOA property by neighbors and others. More specific signage indicating non RPOA residents are trespassing was approved by the BOD. The new signage will be posted in the preserve, at the road entrance off Hwy 550 and at the pathway that parallels the Goodman fence coming from Hwy 550. **(Action item Desiree Collins who will consult with Dot Wehrly on wording.)**

2. Approval of the Minutes for BOD Meeting of May 17, 2021:

BOD voted unanimously to approve the May 17, 2021 minutes

3. Reports of Officers and Standing Committees

President's Report: (Issues discussed in old business)

Secretary Report:

Secretary elect Jeanie Emigh received approval from BOD to amend New Owner's Information from to include a line to give BOD permission to communicate official business via email. Colorado law requires permission be received. Owners attending annual meeting signed form to permit this and other owners currently residing at The Ranch will be asked to sign the form. The data base will be updated to indicate if permission given or denied.

BOD gave approval to amend Rental Information Form to delete age question of occupants as this is not permitted under Colorado law.

Treasurer/ Finance

Report given at Annual Meeting. We are slightly over budget due to Earthscapes billing for both May and June and ongoing irrigation issues including the need to replace Bear Park pump motor.

Architectural – Mimi Frenette and Dan Patterson for Judy Burgess

Completed:

Lot 23

Painting color on garage door resolved.

Lot 76

Final approval of backyard fence installation given

Lot 10

Approved paint color for exterior of home

Lot 49

Approved replace decks and steps with Trex

Lot 32

Approved removal and installation of new hot tub

Lot103

Approved split air conditioner for upstairs

Lot 30

Approval given to replace and extend deck and front walkway with Trex

Lot 40

Approval given to replace storm doors

Lot 21

Cancelled plans for building new home. Lot sold back to former Ranch owners

Active:

Lot 78

Approval given to replace back door, install low wattage solar lights on walkways, mulch and place rock border around tee and left of garage by utility box

Lot 72

Reactivate previously approve plans

Lot 84

Approval given to paint house and gazebo in existing color

Lot 4

Approval given to install Ac with existing forced air heat system

Pending:

Lot 18

Final approval or remodel awaiting installation of gutters and landscaping

Lot 96

Approved installation of solar panels

Lot 107

Approved re-stain of house and deck with same colors

Discussion was held regarding new owners not knowing rules particularly regarding architectural rules. Colorado law requires new owners receive copies of by-laws and DCCRs but this does not appear to be happening. Suggestions were made to send letters to real estate agents, realtor board, and title companies. At present Jeanie Emigh visits new owners to get consent forms for the data base and to give them copy of directory. She covers items in DCCRs and mentions that owners need to review the them and architectural rules prior to doing work on their homes. A suggestion was made and board approved formation of a Welcoming Committee who will come back to board with suggestions for welcoming new owners to The Ranch. **(Action item Jeanie Emigh and Dan Paterson)**

Dan Patterson discussed that he was only current member of Architectural Committee currently at The Ranch. Judy Burgess and Jill Ward agreed to serve as co-chairs for one year. Dan made an announcement at The Annual meeting requesting volunteers and a sign will be posted in mail room so that the Architectural Committee can go forward appointing new chair and committee members.

Maintenance Committee -Maureen Tara

Goodman Fence:100-foot section of the fence will be need to be replaced but we are awaiting fencing material as lumber costs are very high.

Discussion was held on the cost of the sign selected by owners to replace entrance sign. The cost of solid versus tubular steel will have to be determined. As there is no contractor coordinating the removal and installation of a new sign Maureen is working on this issue and will continue to

do so with the maintenance co-chairs Mike August and Laura Parker. Cost estimates will be brought back to the BOD before installation approval goes forward.

Nominating Committee – Mimi Frenette

No report.

4. DCCRs

Desiree Collins and George Widmeyer received approval to post the new DCCRs and side by side comparison with existing DCCRs on the website following some minor corrections. A sign indicating they are posted will be placed in the mailroom and an email to owners indicating the same. All input is to go to Desiree or George. An August meeting for owners to ask questions and make input will be scheduled.

5. New Business: June/ July newsletter

Jay Eagen received BOD approval to send out summer newsletter along with a survey covering the items listed in #6 of the minutes above.

Election of New Officers:

The BOD voted to approve the following officers for the upcoming 2021-2022 year.

President:	Rick Huttner
Treasurer:	Jim Prendergast
Secretary:	Jeanie Emigh
Maintenance co-chairs:	Mike August & Laura Parker
Nominating:	Mimi Frenette

Welcome all new BOD members.

Next board meeting will be held Monday, July 26, 2021 3pm at Emigh Hunter Residence 96 Brookie Creek, Phone in available; no zoom.

A motion was made and approved to move meeting to Executive Session at 4:37PM

Respectfully submitted:

Jeanie Emigh RPOA Board Secretary