

**RPOA BOARD MEETING  
August 16, 2021**

**Emigh/Hunter Residence  
96 Brookie Creek**

**Members Present:**

Rick Huttner: President  
Jim Prendergast: Treasurer  
Jeanie Emigh: Secretary  
Laura Parker: Co-Chair Maintenance Committee  
Mike August: Co-Chair Nominating Committee  
Jay Eagen: Round-Up Editor  
Mimi Frenette: Nominating Committee  
Mike Casper: Director

**Additional Owners Present: (2)**

Myriam Palmer  
Florence Short

**1. Meeting called to order by Rick Huttner at 3:05PM**

**2. Approval of July 26, 2021 Minutes**

The BOD voted unanimously to approve the minutes.

**3. Recommendations for Web Management/ Myriam Palmer**

Myriam had submitted a 10-part recommendation for management of our website. The BOD approved removal of all private email and phone numbers from the web and the ongoing compliance of the website with Colorado law. Discussion was held on all the additional items but no resolution was reached. Jay Eagen felt that we should post financial information on the existing site and also create an owner only log in page. The BOD will continue to pursue Myriam's requests.

A recent survey indicates 25% of owners use website. No indication of how many non-owners use it. **(Action Item Jeanie/Myriam)**

**4. Reports of Officers and Standing Committees**

**a. President**—No report

**b. Secretary**

A non-scientific estimate of number of hours volunteers work at The Ranch during our busy summer seasons indicates, conservatively, 120 hours per week This would require 3 full time employees. We currently have 55 volunteers serving on the BOD, the committees, and doing additional work.

A big thank you to all who work so hard to make our community such a wonderful place to live  
Special thanks to Janet Dermer who saw that the storeroom needed painting, took action, and painted it.

BOD communication regarding emails was discussed as a number of emails are sent to BOD members and responses can vary. Consensus was that the Treasurer would respond to all request for financial information and the President would respond to other inquiries.

### **c. Treasurer/ Finance**

Jim distributed a graph showing we are on budget. **He requested and received unanimous BOD approval for a new finance committee with the following members: Jim Prendergast (Chair), Rick Huttner, Desiree Collins and Jay Eagen. The Board thanked George Widmeyer and Scott Voss for their previous exemplary service on the committee.**

### **d. Maintenance:**

#### **1. General Landscape Maintenance:**

- a. Work has increased over last 2 weeks and new gardner seems to be doing a great job. Will meet with Earthscapes to more clearly define scope regarding included pruning and what is extra work and how volunteers can help. With the use of GIS mapping we can assist with what common grounds require attention regarding pruning and planting.

#### **2. Irrigation:**

- a. Irrigation is up and running. No immediate concerns
- b. The possibility of Water Milfoil in Bear Park and other ponds is being addressed.
- c/ The splitting of Zone 8, Bear Park Pump, will be done in September

#### **3. Garden Committee:**

- a. Irrigation is adequate and supplemental watering for new plants is no longer needed. Thanks to all volunteers who helped.
- b. Next year plans focus on selection of 3 beds for significant upgrades, maintaining current beds, and establishing a realistic budget.
- c. Seeking support of homeowners who live in vicinity of each garden to check on status and help play a role in maintenance. This model is working well.
- d. New garden staff, Adela, with the work of volunteers has improved garden upkeep significantly.

#### **4. Street Maintenance**

- s. Crack fill will begin after Labor Day. Announcement will be posted in mailroom and on website.
- b. The need to establish a Street Committee was discussed that would include street maintenance, lights, culverts and other things related to this category. **(Action Item Mike August.)**

**5. Pinon Pines bordering 550 south of entrance**

- a. Mike August sought approval from the BOD to hire a forester to do on site assessment of situation regarding infestation of pine beetles. Will assess how many trees need to be removed, and how to save as many as possible. **BOD approved the hiring of a forester for assessment. A \$900 amount was approved to have Woodchuck remove dead tree and additional trees if needed.** The budget for this may have to be adjusted based on how many trees need to be removed. When information received it will be distributed to owners via website and mailroom.

**6. Entrance Sign:**

- a. Jay Eagen and Myriam Palmer have volunteered to be on a committee to work on this project. Rick Huttner has moved forward with contacting some contractors and to get cost estimates for the new sign design. He has volunteered to lead this committee going forward. We will also look at replacing the existing wooden sign and saving trees versus pursuing new design. A bid has been received for this. The hope is to complete the project this year if possible.

**7. Sustainable Landscape Committee:**

- a. A meeting is scheduled to review projects that may overlap with Firewise Committee. On the agenda is replacement of Pinyon Pine, if required, and replacement of junipers. A recommendation for owners to replace bluegrass in yards to cut down on water use will be discussed.

**8. Replacement trees for Preserve**

- a. Sam Foster has ordered the seedlings authorized at the July BOD meeting. Sam will care for them until October planting that will be done with volunteer help.

Laura Parker announced she will resign from her position as co-chair of Maintenance Committee Effective September 10, 2021. She previously met with the BOD to share her input and concerns about the running of the committee going forward. The job is extensive in scope and requires much oversight. A BOD sub-committee will be formed to develop a plan going forward. One avenue will pursue finishing out this season's work in maintenance in support of Mike August. Additionally, the committee will look at how to move forward with the Maintenance work either by revising current procedures or possibly hiring a manager.

**d. Architecture:**

**Approved:**

Lot 27 Install new front door and side window. Paint same color as exterior wall.

Lot 51 Extend front patio decking with synthetic wood similar to Trex

Lot 60 Renovate and paint front deck and walkway

**Completed:**

- Lot 18 Install gutter and landscaping in front area
- Lot 76 Install gate between existing privacy gate and fence
- Lot76 Fabric, mulch and rock and plants left of garage but utility box can't be hidden
- Lot 80 Replace mulch around tree with gravel
- Lot 84 Repaint house and gazebo existing color

**4 Old Business:**

- a. **Entrance Sign:** See Maintenance 6.a
- b. **Brainstorm Account:** Still looking at issues with this contractor and possible alternatives.
- c. **DCCR Presentation:** Set for 8/29/21, Sunday 1-3PM at Animas Grange. Information has been posted on website and in mailroom.
- d. **Labor Day Picnic:** Due to rise of COVID in La Plata County, BOD approved cancelling picnic and if conditions improve hold an Octoberfest.

**5. New Business:**

- a. James Ranch easement to give permission for Ranch residents to walk to Animas River is still under review by the James family and their attorney.
- b. Jay Eagen will do a summary of the results of the most recent Ranch Survey and this information will be sent out via email.
- c. A fall Ranch Roundup---or late summer Roundup is being written and will contain information about the tree project on 550 as well as updates on Entrance Sign.
- d. Due to health concerns the BOD approved holding the next two BOD meetings via Zoom.

**6.. Next BOD meeting set for Monday, September 20, 2021 at 3PM via Zoom. Sign in information will be included on agenda.**

**7. BOD voted to move to executive session and meeting adjourned at 4:35PM.**

**Respectfully submitted:**

**Jeanie Emigh RPOA Board Secretary**

**Approved:**

**Rick Huttner. President**