

RPOA BOARD MEETING
July 26 2021
Emigh/Hunter Residence
96 Brookie Creek

Members Present:

Rick Huttner: President Absent (Ill)
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: (15)

Nancy Woods
Dot Wherley
Sam Foster
Doug & Desire Collins
Dan Patterson
Caroline Poore
Myriam Palmer
Linda Philp
George Widmeyer
Pat Strumpf
Carol Lewin
Greg Thompson
Len Schmeltzer
Maureen Tara

1.Meeting called to order by Jim Prendergast at 3:05PM

2. Approval of June 14, 2021 Minutes

The BOD voted unanimously to approve the minutes.

3. Approval of Draft Annual Meeting Minutes of June 13, 2021

The BOD voted unanimously to approve the minutes.

4. Reports of Officers and Standing Committees

a. President—No report

b. Secretary_

The minutes need to reflect that the BOD training material sent out by George Widmeyer have been reviewed by all BOD members. Several members reported they did not recall receiving this material. George will resend. Jeanie reminded all BOD members that one of our responsibilities is to uphold enforcement of DCCRs and By-laws. As stated by our attorney and BOD President you don't have a rule unless you uphold it.

c. Treasurer

We are on budget. Jim distributed a budget document with a up to date graph. A few corrections were recommended and members asked if the report submitted monthly by FZ could be forwarded to them. Jim agreed and will do so in August. Owners can request financial documents from treasurer@rpoadurango.com.

d. Maintenance:

1. General Landscape Maintenance

- a. We received a rebate of \$510 from Earthscapes due to labor issues. Doug was unable to meet the labor needs for additional days of weeding for one month. (This was arranged to augment flowerbed maintenance above the existing contractual arrangement - + \$3500 for the year.)
- b. Weeds have been an enormous issue this year (? If some increase in thistle related to removal of juniper). Will need to assess if more intervention needed in upcoming year. I plan to discuss with our two contractors for upcoming budget planning.

2. Irrigation

- a. Multiple pump issues in the last month, all resolved, but keeping up the awareness of the need to have adequate budgetary support for this infrastructure. Consider alternatives like automatic shutoff for pumps when pond water levels drop.
- b. Maureen to present information regarding splitting of Bear Park Pump zone for the townhomes with recommendation for board vote to proceed to fund this project this year. This will hopefully help with Bear Park pump longevity and also provide better pressure for irrigation for any plantings to replace junipers along CCR.
The BOD voted to approve the splitting of the Bear Park pump into two zones with the installation of a new pump.
- c. Multiple common areas need to be reseeded where repairs to irrigation (and Culverts) destroyed grass in common areas.

3. Front Entrance Sign

- a. Maureen has resigned as lead for this project. Many barriers have stalled progress and she has been unable to obtain a metal worker. It is my recommendation that this project is tabled until we can see a turnaround in both labor and material issues related to current economic climate. Mike August agreed to reconstitute this Committee and a sign requesting volunteers will be posted in mailroom.

4. Garden Committee

- a. Garden #12 (near 300 Cottonwood Cr Rd.) has been completed at a cost of \$3500 making a substantial dent in this year's budget. Long term irrigation needs still to be assessed for this site. Review of plats indicate that this area may be on private property.
- b. Substantial revision of garden plans made with an attempt to use plants that had been ordered in December 2020, but did not arrive until late June 2021. Instead of 9 planned beds, 3 were completely redone; there was revision of 3 beds with weeding and addition of plants. Thanks to volunteer mobilization, we anticipate a significantly lower labor cost for the additional 5 beds completed, and plant cost of these 5 beds were lower (in total) than the initial bed.
- c. Plans for next year will focus on selecting up to 3 beds that need significant upgrading and maintaining existing gardens that are in good shape. Will work to get a realistic budget for any garden upgrading.

- d. I am seeking support of one or more homeowners who are in the vicinity of each garden bed to keep an eye on bed status and potentially even help play a role in maintenance.

5. Sustainable Landscape Committee

- a. Items being discussed in the Sustainable Landscape meeting are:
 - i. Reforestation of the Reserve-Oct of this year. Sam Foster presented information regarding the trees in the reserve area. Mostly Cottonwood, the trees are dying due to lack of water as the banks of the Hermosa Creek have prevented the area from flooding and giving the trees much needed water. Working the Colorado State University forestry staff, they have recommended the planting of spruce and pine that require far less water. **Sam recommended, the BOD voted to approve, monies for purchase of these recommended trees and they will be planted in the fall with the help of volunteers.**
 - ii. Investigation into why the pines are dying along Hwy 550 is ongoing. Sam Foster believes they are infected with Bark Beetle and it is unclear if this can be controlled or if trees will need to be removed.

6. Firewise Committee

- a. Request for rebate for chipping of removed junipers submitted to La Plata County
- b. Discussion continues regarding juniper removal and establishing a replacement environment (prevention of weeds, replacement grasses, shrubs that are not a high fire risk).

7. Street Maintenance

- a. Mike August recommended that we proceed with crack fill this year. It is the capital budget in reserve for action next year. However, waiting will possibly exacerbate the situation. Mike worked to obtain 3 bids but only 2 companies would bid the project. Discussion was held on the need to go forward at this time. If we had had an on-ground reserve study this year perhaps, they would have recommended doing project this year. **After some discussion the BOD voted 4 to 2 to go forward and accept the low bid and complete the crack seal project this year**

The BOD voted to approve two new members have been added to Maintenance Committees: Nancy Woods to Sustainable Landscaping and Maureen Tara to the Firewise Committee.

e. Architecture:

Application:

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

Approved:

Lot 4: Install AC in existing forced air system

Lot 18: Install gutter and landscaping in front

Lot 78: Replace damaged back door with larger door, painted same color

Lot 78: Fabric, mulch, rock and plants left of garage and utility box

Lot 80: Replace mulch around tree with gravel

Lot 84: Paint house and gazebo in same color

Lot 96: Install Solar Panels

Completed:

Lot 78 Installation of solar lights on walkway, down facing low wattage

Lot 107: Stain house and deck using same colors

Lot 78: Install new furnace and AC unit

Cancelled:

Lot 87 Installation of solar panels

Lot 78 Installation of rock mulch and plants, with rock border around tree

The BOD voted unanimously to approve the following members of the Architectural Committee: Co-Chairs Dan Patterson / Marion Hamlen; Committee: Janet Dermer member; Linda Philp alternate; Jack and Sue Eberhart alternates.

4. Items Requiring Discussion/Action

a. Road Signs—Mimi Frenette

A new sign requesting drivers “slowdown you are on mountain time” has been Installed at the entrance.

b. The current No Trespassing Sign installed at the entrance was removed due to complaints from owners. Alternative signage will be explored.

c. Jay Eagen presented survey results from 86 responses. A detailed report will be to owners. The response requesting off leash area for dogs will be discussed at the upcoming DCCR meeting and if included in the DCCR changes it will be voted on as a separate item.

d. Desiree Collins will do a presentation on the DCCR changes on Sunday, August 29 from 1pm to 3pm. All are encouraged to attend and also submit any questions to Desiree Collins or George Widmeyer at their respective email addresses. An announcement will be posted in mailroom and on website.

e. The BOD approved the formation of a Welcoming Committee to meet new owners and distribute information. The committee consist of Jeanie Emigh Dan Patterson and Shelia Lee.

f. Maureen Tara presented summary information of the Water Report prepared by Eric Bikis . Owners may request a copy by contacting:
secretary@rpoadurango.com

g. Bob Strumpf offered to donate information he has collected for the Data Base as he is no longer working on this project. No action was taken at this time. Bob has contributed greatly to The Ranch with his mapping projects and work on the Architectural Committee, serving on the board and other contributions. He is taking a well-deserved rest and BOD and RPOA thank him for his service.

5. New Business:

- a. Garage Sale: Tabled for later discussion at future meeting
- b. Labor Day Picnic: BOD approved going forward with picnic on Labor Day September 6, 2021 at 5PM
- c. Website: Myriam Palmer distributed recommendation which will be reviewed at the August meeting.
- d. Brainstorm Account: No report at this time

6. Next meeting of BOD will be held Monday August 16, 2021 at 3pm at 96 Brookie Creek.

7. Meeting Adjourned at 5:35pm.

Respectfully submitted:

Jeanie Emigh RPOA Board Secretary

Approved:

Jim Prendergast, Treasurer