

RPOA BOARD MEETING
February 21, 2022
Via Zoom

Members Present:

Rick Huttner: President
Jim Prendergast: Treasurer
Jeanie Emigh: Secretary
Dan Patterson, Architectural Committee Chair
Mike August: Maintenance Committee Chair
Jay Eagen: Round-Up Editor
Mimi Frenette: Nominating Committee Chair

Additional Owners Present (1)

Bob Strumpf
George Widmeyer

1. Call to order by Rick Huttner at 3:06PM

2. Approval of Minutes for BOD Meeting, November 17, 2021

BOD voted unanimously to approve minutes.

3. Report of Officers and Standing Committees:

a. President: Rick Huttner

See Front Entrance Sign

b. Secretary: Jeanie Emigh

Thanks to the hard work of our Treasurer, Jim, we were able to get Annual Invoice in mail on 2/16/22. FZA got the invoices to me in 7 days instead of their normal 10 so that really helped.

On checking the draft agenda, I noted that the 2022 Annual Meeting was set for 6/13/22 the date of last year's meeting. This is a Monday. I changed it to the following Sunday 6/19/22 and the garage sale remains on June 18. Myriam has changed the website to include these dates and I am having Janet correct draft minutes. The 19th was the date I wrote down and it allows time for the summer residents to get here. Maybe if conditions improve, we can have a social hour before meeting. We can discuss in May.

Mimi, has agreed to take charge of getting all the documents together for the Annual Meeting and getting them printed: These include: letter from President; Annual Meeting Agenda, Budget information; information about DCCR vote (Extremely important), and proxy cards. I will be able to get them mailed on my return.

c. Treasurer/Finance:

1. RPOA Financial Overview

I still expect to finish the fiscal year close to budget although snow removal can potentially impact expenses in the winter months. Please ask vendors to submit Invoices promptly to ensure we can accurately track expenses.

2. Association Reserves completed our updated study. The fully funded reserve balance was increased. Currently we are over 90% funded which is a strong position.

3. I make the following two motions:

The Board electronically approved the FY23 budget in early February. I make a motion to ratify or confirm that approval of the FY23 budget. Motion passed unanimously.

The Board electronically approved the FY23 annual assessment in early February. I make a motion to ratify or confirm the approval of the annual assessment; Motion Passed unanimously.

4. At our January meeting the Board approved the treasurer's application for a debit card with TBK Bank. This debit card is needed to facilitate the transition of our web services and email addresses from Brainstorm to Network Solutions. We now have a debit card.

At the January Board meeting I was asked to consider a proposal from another vendor for our accounting services. The FZA contract is up for renewal for fiscal year 2023, which starts April 1, 2022. I sent the proposal from this vendor to the BOD along with the proposal from FZA. The difference in proposed costs is negligible. FZA's bid for 2023 does not include any cost increase over 2022. After discussing the pros and cons of the proposal from the new vendor, the BOD voted unanimously to renew FZA contract for 2022. (Please note Jay Eagen recused himself from all matters related to this discussion and vote as the new vendor proposal came from a former associate of his at Purgatory.)

d. Architecture: Dan Patterson

No report

e. Maintenance: Mike August

Snow removal

Last month's meeting discussion centered around an approach to dealing with accumulated ice on the roads and how to approach this issue. The contractor said the best approach that would cause the least destruction to the road was to bring in a load of grit or sand to provide increased traction. Repeated snow turned into ice because it was driven on and those events were less than the trigger for snow removal in our contract.

We discussed lowering the amount to trigger snow removal but the contractor didn't think it was necessary at this time. George will work with contractor to determine if additional snow removal is warranted because of road conditions as he can make early AM contact with provider when necessary.

Landscape design

We contracted the landscape designer (Doug from Earthscapes) for the replacement planting for the big curve on CCR just past the entrance. The funds are available from this year's budget to move ahead so we can hit the ground running this Spring when planting season begins.

e. Nominating: Mimi Frenette

Mimi presented idea of reducing number of BOD members from 7 to 5 for upcoming year as we currently have no candidates going forward. Mimi asked BOD members to reflect on this issue and we will discuss at March meeting.

4. Items Requiring Discussing/Action

a. Front Entrance Sign: Rick Huttner

A timeline for installation has been established. Rick will make a trip to Albuquerque in the upcoming week to review the design, particularly the lettering. Getting a look at the actual sign will help ensure it meets our expectations. Rick requested and received BOD approval to cover his gas cost.

b. Internet Provider: Jay Eagen

Jay stated the project is moving forward. There is still a missing password to move over the webpage and Jay is currently working with vendor to remedy this. The cost of the project was presented to the BOD and unanimously approved.

c. Ranch Security: Jeanie Emigh

Several sign suggestions were presented for sign indicating video surveillance in preserve area. Mimi suggested the yellow and green sign. No other input was received so Jeanie will work with person purchasing the sign and move forward with the installation and the installation of the camera.

Additional information was received regarding the January raid conducted on the property just North of us by law enforcement. They were looking for the fugitive from that had escaped from the La Plata County Jail and shot a Farmington law enforcement officer. He had left day before raid. No occupants of the house were arrested.

5. New Business;

a. Spring Roundup: Jay Eagen

No date has been established for the next Roundup edition. One of the articles to be considered is a complete explanation of DCCR changes that will be voted on at Annual Meeting. Jim pointed out that the BOD can take a position to recommend passage. Dan recommended having at least one meeting for interested parties to discuss the issue further. One zoom meeting was already held prior to last vote. The article in the Round-up should request those who voted against passage and those who did not vote, or submitted a blank ballot be encouraged to contact a Board member and give them feedback as to their decision. As proxy cards will be sent to all owners a follow up call from BOD members will be made to ensure they are planning to attend the meeting or will send in the card.

**b. Confirmation of Dates for 2022 Annual Meeting: Jeanie Emigh
Set for Sunday, June 19, 2022**

c. Discussion re: Ranch support of Garage Sale: Jeanie Emigh

In July several residents expressed concern over RPOA support of Annual Garage Sale, Resident's concern centered around security issues in that persons could be touring The Ranch to assess access for future illegal activity.

The DCCRs only permit residents having only one opportunity to have a garage sale and this \ has been set in June. Support has included an ad in Durango Herald print and digital copy and signage directing persons to the sites of residents holding sales. The BOD consensus was to continue to support this community activity. In addition, owners will be encouraged to place their own ads in the Herald. A map will be available at resident's sites indicating location of other sales. No electronic copy will be provided for security reasons and no names attached. **This year's garage is set for Saturday, June 18, 2022.**

7. Announcements: None

8. Meeting adjourned at 4:16PM

Respectfully Submitted:

Jeanie Emigh, Secretary

Approved:

Rick Huttner, President