

RPOA BOARD MEETING

May 18, 2022

Huttner Residence

Members Present:

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

Additional Owners Present (4)

Linda Philp
George Widmeyer
Frank Lee

1. Call to order by Rick Huttner at 3:00PM

2. Approval of Minutes for BOD Meeting, April 20, 2022

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

Annual Meeting Letters Mailed 5/15/22. Thanks to George and Mimi for their help in getting this task completed.

c. Treasurer/Finance:

RPOA Financial Overview. Jim will make presentation at Annual Meeting and budget information for the last fiscal year was mailed to owners with the packet for the Annual Meeting. We are just slightly over budget for the year.

d. Maintenance: Mike August

Written report submitted with additional input from George Widmeyer

1. Public Space Garden-Plants have been acquired and are in ground for the first garden awaiting Doug to make modification to the irrigation system in that garden so that they can thrive for this summer. Thanks to Mary Nowotny for leading the charge and the rest of the volunteers she has recruited.

2. Gopher Invasions: A contractor has been engaged to help us eliminate the gopher activity in the area. He has already started in some areas and we are trying to identify current activity in Bear Park and treat there. Kudos to Laura Parker for leading on this project.
3. The project to replace the hedges along the big curve on CCR is commencing. Maureen Tara has done a great job of planning and coordinating this project. At present the contractor has health issues that have delayed implementing this project.
4. The irrigation system has been reactivated. A pump failure and broken lines have made the effort more difficult but everything should be up and running by now. Some homes didn't have water as scheduled but this is being resolved. The Bear Park irrigation system will switch to early mornings when issues resolved.
5. Annual curb side clean up: Confusion over when this was to occur. (Did occur on 5/19/22)
6. Fire exit gate was installed on road that parallels the Goodman Estates. Two locks will be installed. One for fire department and one for owners. The combination for this will be provided when available.

e. Architecture: (Dan Patterson)

Applied:

No new applications received

Approved:

Lot 38 Install safety railing and back deck adjacent to Unit C4

Lot 78 Install awning windows in front and back bathrooms;

Lot 57 Install heat pump/air conditioning; Replace 12-foot sliding door

With 6-foot door with side windows; place wood decking with Trek off

Great room and master same footprint.

Lot 78 Install awning windows front and back bathrooms

Lot 79 Install pergola over back patio

Lot 80 Replace deck with Tres same deck footprint

Lot 143 Install shed at rear of property

Completed:

Lot 143: Stain house; replace wood shake roof

f. Nominating: Mimi Frenette

No additional owners have applied to be on the BOD. Currently only candidate is Jay Eagen. As this will reduce the current BOD to 5 a motion was made and approved unanimously to reduce the current BOD size to 5 members effective

June 19,2022 following Annual Meeting.

The following Architecture Board Members were unanimously approved by a vote of the BOD: Chair: Marian Hamlen. Members: Lina Philp and Janet Dermer. Alternate members: Scott Voss; Dan Patterson. The BOD President approved the selection Marion Hamlen as Chair.

4. Items Requiring Discussing/Action

a. Front Entrance Sign: Rick Huttner:

The sign has been installed and we are awaiting the stone work installation. The contractor hopes to be able to do this at end of June/ first of July. With the delays we encountered with the sign installation we had to reschedule the remainder of the work. Thanks to Maureen Tara we remain on budget to finish this project.

b. Internet Provider: Jay Eagen

Network Solutions is our new internet provider. Jay is in process of setting up emails for the BOD and working with Myriam Palmer to update the website.

c. Garage Sale: Jeanie Emigh

Several owners have expressed concerns about continuing to hold a community sale for security reasons. It could possibly attract persons to our neighborhood who don't have the best intentions. The DCCRs state garage sales "may" be held in June. Historically we have had them on a set June date for over last 20 years. The average number of owners participating is 12. After lengthy discussion the BOD decided to go forward this year with holding the community garage sale as we have in the past. It will be placed on the Annual Meeting agenda for discussion and the item will be placed in the next Ranch Survey for owners to give their input.

5. New Business:

a. **Annual Meeting Documents:** George and Mimi are finalizing the ballots and Jeanie will get them printed. Board members will continue to work on the agenda for posting prior to meeting.

b. **Architecture Committee:** governing docs: Our DCCRs require approval of all Architecture Committee members by the BOD and specific approval of the chair of this committee by BOD president. (See above.) In addition once new DCCRs are passed the Architectural Rules will require revision. **(Action Item: Marion Hamlen/BOD)**

c. **Security Issue.** Frank Lee shared with BOD concerns about ongoing security problems.

An attempted break-in on Latigo was caught on camera by owner who was away from property. Frank had seen this person earlier and recorded his vehicle license from Montana and vehicle description and this was given to LPCSO. The need for establishing a Neighborhood Watch is even more important and information on this activity will be provided at the Annual Meeting.

6. Next BOD Meeting: Sunday, June 19, 2022 at Animas Grange following Annual meeting

7. BOD unanimously moved to adjourn meeting at 4:00PM

Respectfully Submitted:

Jeanie Emigh, Secretary

Approved:

Rick Huttner, President