

RPOA BOARD MEETING

August 15, 2022

117 Latigo

Members Present:

Jay Eagen: President (Absent)
Mimi Frenette: Vice President
Jim Prendergast: Treasurer
Jeanie Emigh: Secretary
Mike August Maintenance Chair

Additional Owners Present

Linda Philp, Architecture Committee
Maureen Tara
Mick Olmsted
George Widmeyer
Lana Leslie
Cacciatore, Gary
Taglialatela, Doris

1. Call to order by Mimi Frenette at 3:03PM

2. Approval of Minutes for BOD Meeting, July 19, 2022

BOD voted unanimously to approve minutes.

3. RV Park Update: Mick Olmsted

Mick indicated at present the RV park is full and four owners have two spots. He recommended, and the BOD approved, that owner be limited to one spot only. Mick will notify owners of the second vehicles that they need to vacate the second spot within 30 days. to create room for additional owners to add vehicles. In addition, because there aren't sufficient spots for extra cars only RVs and trailers can be parked. Mick provided a revised rules for the RV park which will be reviewed and discussed at September meeting.

4. Report of Officers and Standing Committees:

a. Vice President: Mimi Frenette

Questions as to why two disposal containers for dog waste by tennis court. Second container placed by Phoenix for convenience of disposal. Mimi will follow up with John Watermans who are stocking bags and placing container on street. Container will be moved behind bushes to be less obvious on non-pick-up days.

b. Secretary: Jeanie Emigh

Letter has been sent to owner or representative of property that has not paid annual assessment. Word is that owner has passed. There has been no response to email or phone calls. If not response to current letter, and it has not been returned; a registered certified letter will be sent. It is the goal of the BOD to work with the representatives of the owner of this property to avoid having to place a lien on property for non-payment.

c. Treasurer: Jim Prendergast:

We are currently right on projection regarding budget. Jim sent information regarding this to the BOD. Any owner can request this information be sent to them by contacting treasurer@rpoadurango.com

A finance committee meeting will be held when Jay Eagen returns in September

d. Architecture: Written Report)

Applied:

No new applications received

Approved:

Lot 5: Repair Deck; replace five skylights; paint or stain concrete slab
Same color or brown

Lot 16 Plant Japanese maple on nw side of driveway

Lot 22 Extend bed near driveway

Lot 25 Replace existing gutters

Lot 30 Plant 6-12 2-foot bushes in backyard as sound barrier to road; install
new front door.

Lot 38 Install safety railing on back deck adjacent to unit C4

Lot 57 Install Carrier Heat pump and air conditioning system

Lot 57 Install heat pump/air conditioning; Replace 12-foot sliding door
With 6-foot door with side windows; place wood decking with Trex off
Great room and master same footprint

Lot 78 Install screen around AC unit

Completed:

Lot 2 Pressure wash /restrain house same color

Lot 25 Replace existing gutters

Lot 79 Install pergola over back patio

Lot 80 Replace deck with trex

d. Maintenance: Mike August

Maintenance Contracts: Jim, George and Mike met to discuss POA contracts with Earthscapes and John Randle (snow removal). There was agreement that now was not a good time to negotiate a favorable long-term contract due to current economic uncertainty. Each of the existing contracts has an option to extend. An inquiry has been made to each for pricing information to extend the contracts. We are awaiting their response.

CCR Curve Garden Replacement: This project is complete. All the plants but one look great and that plant looks like it will make it after dead leaves were pruned. Thanks to Maureen Tara for spearheading this project!

Community Garden (across from 262 CCR): This project is complete and looks great, too. It was primarily volunteer driven led by Mary Nowotny.

Clearing project along 550: Volunteers are cutting and stacking rabbit brush. The stacks are being taken and dumped as trucks are available. They are making great progress toward their goal of making the area mow-able by conventional lawn mowers. Thanks to Fire-wise committee for taking the lead.

Renewal of Riverstone along road edges: Mike will present a map to the board of areas that could use additional stone. Once the board arrives at a consensus, we can engage Earthscapes to get the material and do the labor.

Weed control: Rod Cook has been engaged to treat the aquatic weeds growing in some of the waterways.

Beaver sighting: A beaver was sighted by Jim Prendergast that downed an aspen. He was spotted again the next day in Fawn Lake. No one has seen the critter since so be on the lookout.

Culvert Project: A tentative meeting has been scheduled next week to develop specs for the job. George and Maureen have expressed interest in supervising the contractor when the work commences in early spring.

Sign Project: The final phase of the sign project has commenced with the stacked brick wall at the base of the sign. Plantings may wait until Spring so they have a better chance of thriving. The asphalt patch will be completed along with the repaving needed for the new culvert. One option might be to put small river stone mounds as a hard scape at entrance.

f. Nominating: Mimi Frenette

No report

4. Old Business:

Community Gardens: Mimi Frenette

As there are issues to discuss such as community interest, location, irrigation and maintenance a question will be included in next survey to determine if there is interest in going forward with this project. **(Follow up Mimi & Jay)**

Fire Gate: Mimi Frenette

The BOD approved purchase of two locks for emergency exit gate. One lock is special lock for emergency access of first responders and the combination is registered on a secure access for that purpose. The additional lock is for residence of The Ranch to exit in emergency and the combination will be given to specific persons who will take necessary action to open the gate in an emergency situation. The emergency exit will be drawn on the new map provided in this year's directory and posted in mailroom.

Neighborhood Watch: (Jeanie Emigh)

There is a meeting scheduled for the Animas Grange on August 18,2022. An announcement has been posted in mailroom and on website. Sgt. Matt Webb, LCSO will attend. The goal is to update residents on criminal activity in our community and to move forward with establishing a Neighborhood Watch. Kent Short is heading up this project.

Memorial Benches: Next Steps

The issue of having owners purchase memorial benches and where to place them will be an item placed in next Ranch survey: **(Follow up Jay Eagen/Dot Wherley)**

Pond Liners:

Several pond liners are visible when ponds drained and will be trimmed back. A bigger issue discussed by Maureen Tara is the erosion of some of the banks. She will work with George and Earthscapes to shore up these areas this fall or spring when they are visible. **(Follow up Maureen Tara/George Widmeyer)**

5. New Business:

Labor Day Picnic/ Jeanie

Is scheduled for Monday, Sept 5, 2022 5pm at Bear Park. All volunteer help is welcome.

2022-2023 Directory/ Jeanie Emigh

Jeanie is working with Carol Lewin on new Ranch directories. In order to help people locate property owners with two different last names we will be listing alphabetically with separate entry for second owner. In addition, the map will now contain street addresses rather than lot numbers and will indicate new emergency exit location.

Schedule for turn off of irrigation/Fall Clean Up/ Mike August, George Widmeyer

Pumps are set to shut off on 9/25/22. Mimi asked if a later date was possible but compressors have been reserved for irrigation blow out on 10/3/22. George will check if date can be changed. Mike has scheduled Woodchuck for 10/17/22 and 10/18/22. Information will be posted in mailroom and on website.

6. Next BOD Meeting: Monday, Sept 19, 2022 at 3PM at 117 Latigo.

7. BOD unanimously moved to adjourn meeting at 4:36pm

Respectfully Submitted:

Jeanie Emigh, Secretary

Approved:

Mimi Frenette, Vice President