RPOA BOARD MEETING MINUTES
August 10, 2026 3:00 p.m.
262 Cottonwood Creek Road

Members Present	**Additional Owners**
Jay Eagen, President	Ted Waterman
Tina Oldknow, Vice President	George Widmeyer
Cathy Eagen, Treasurer	Bill Kahn
Karen Waterman, Secretary	JeanIe Emigh
	Nieda Jimenez
	Bob Strumpf
	Mimi Frenette
	Dave Halpern
	Tammy Mason
	Jim Crumpton

1. Call to Order: 3:00 p.m.

2. Approval of Minutes for BOD Meeting, July 20, 2026:
Tina motioned to approve minutes, Cathy seconded. The July 20, 2026 meeting minutes were approved unanimously by BOD.

3. Report of Officers and Standing Committees:
President : Association manager, (see new business below)
Tax Returns: We have not received a reply from the IRS in regards to our letter contesting an additional $177 for 2024 taxes.
Parcel Development: (see Old Business below)
Firewise Tab on RPOA website: Ken and Sam continue to work on content
Appfolio: (See Old Business below)

Treasurer: For the month of July, we were over budget $9,801 because of irrigation contractor hours; however, for the year to date (April - July), we are under budget $11,025. Our reserve budget YTD is under budget $14,686. We are transitioning to having all invoices go directly to David Bowen, our accountant.

Secretary: no report

Architecture: A written report was emailed to the Board prior to today's meeting. Applications and Approvals since July 20,2026 were
Lot - 79 Stain house exterior and paint trim
Lot - 25 Replace rock sidewalk with concrete
Lot - 20 Replace concrete driveway
Lot - 36 Kill bluegrass in a 19 by 13 foot area and replace with dog tuff plugs

Infoservices: Jeanie updated the Abridged Ranch Rules including edits from Dot, Tina, and Jay. This new version will be included in the new directory and listed on the website. Carol Lewin has created the annual Ranch directory for the past 20 years and has announced this will be her final year. Jeanie suggested the directory be produced every other year to save volunteer time and money. **Action Item - Carol will be acknowledged at the picnic for her years of service. Jeanie and Tina will coordinate.**

Maintenance: The Maintenance Committee has been working on the Fawn Lake pump replacement and gopher remediation. The current budget for pump replacement is $6,000, but we will need to spend up to $12,000 to replace the existing pump and motor with equivalent equipment. Jay motioned that we approve spending up to $12,000 for this repair. Karen seconded, and the motion was unanimously approved. The area adjacent to lot 10 was treated for gophers today.

Nominating: no report

Neighborhood Watch: no report

Social: The Bear Park concert will take place on August 20,2026. There will be a movie night onAugust 29, with the location to be determined. The Labor Day picnic will be on Monday, September 7, 2026, at Bear Park.

Sustainable Landscape: In regards to the turf conversion grant, test areas have been identified. Planting of new grasses will occur in the spring.

4. RPOA Calendar Review: There are no updates since the July edition.

5. Old Business :

a. **RPOA Document Retention:** Tina and George inventoried the documents in the storeroom to determine what documents could be disposed of. Three boxes of documents were recycled, and one box was shredded.

b. **James Ranch Property Development-** Jay, Michael, Scott, Dan James, and an engineer from Goff Engineering met. At this meeting, the developers shared a revised parcel lot map, increasing the number of lots to be sold from 4 to 5. In addition, the developers no longer intend to include a water feature or common area as part of their development. Developers are requesting RPOA provide a letter of support to La Plata County Planning Department endorsing the use of our existing emergency egress, with modifications. Previously, based on current code, the La Plata County Planning Department was requiring developers to create a new emergency egress. County requirements to modify our existing egress include widening the road to 20 feet and adding more gravel. Mr. Halferty stated in an email that the responsibility for the cost of these revisions is the developers. Goff Engineering provided a DRAFT letter for the board to consider. There was extensive discussion about this request. Jay noted the draft letter did not recognize our existing egress and indicated the referenced egress would be new. Jay has emailed Sam to find documentation from the fire department acknowledging our egress. Other concerns for providing the requested letter included unknown ramifications for supporting egress improvements, contractual needs, legal oversight, and communication to ranch residents. The board was not ready to make a decision regarding the letter today. **Action Item - Scott and Jay will inform Mr. Halferty that the board needs more time to review and edit the letter. Mr. Halferty will be invited to attend a board meeting to provide project updates and answer questions.**

Action Item - Jay will reach out to Dave and others to create a specific list of questions for our attorney.

Action Item - Consult with legal counsel for guidance in the letter, emergency road law, and contracting. Concurrently, obtain a legal evaluation of all legal documents and existing agreements, including the status of the original PUD.

c. **AppFolio discussion -** Jay is still waiting on additional information from David Bowen. George shared that Dalton North HOA is using AppFolio.

6. New Business:

a. **Board Member appointment** - Michael Jeppeson resigned from the board. In case of resignation, the board may appoint a replacement for that slot. This replacement would serve the remainder of Michael's term, 10 months. RPOA bylaws allow the board to be composed of five or seven members. Since we had 3 candidates willing to serve on the board, they concurred that returning to 7 members, over 5 was preferred. Jay motioned that the board appoint Dave Halperin, Tammy Mason, and Jim Crumpton as board members to serve until the June 2027 annual meeting. Tina seconded this motion, and it was approved unanimously.

b. **SWOT follow-up** - Jay consolidated board members' priorities determined at the July board meeting. At today's meeting, these priorities were condensed into 4 priorities and goals.

1. Fire / Drought / Climate, next steps are to engage an irrigation consultant for cost information, Identify drought replacement grasses as an option for common areas, Retain Firewise certification .
2. Technology, next steps are to evaluate AppFolio and vote on whether or not to transition
3. James Ranch Parcel Development, next steps are to meet with Mr. Halferty and the ad hoc committee and obtain a legal evaluation of the emergency egress letter of support and other existing agreements.
4. Organizational Leadership next steps are to address the volunteer base, Board culture, self-management, and succession. Other action items are to move the annual meeting to later in June, provide residents with a short monthly update after each board meeting, and to hold a team-building session.

c. **Association Management** - Jay, Bill, and Michael met with Alex Whitlow, a local association manager, to learn about his services and fees. Following this meeting, Jay emailed the board a "scope of work" menu outlining available services which can be used to identify tasks that could be outsourced to a professional manager.

7. Schedule for next meeting: Monday, September 21, 2026, @ 3:00 p.m.

8. BOD Meeting Adjourned: 5:34

Respectfully Submitted:
Karen Waterman, Secretary

Approved