RPOA BOARD MEETING MINUTES
September 21, 2026 3:00 p.m.
262 Cottonwood Creek Road
DRAFT

Members Present	**Additional Owners**
Jay Eagen, President	Ted Waterman
Cathy Eagen, Treasurer	George Widmeyer
Karen Waterman, Secretary	Doug Collins
David Halpern	Nieda Jimenez
Tammy Mason	Bob Strumpf
	Mimi Frenette
Jim Crumpton (via zoom)	Dot Wehrly
	Desiree Collins
	Marian Hamlen
	Scott Voss
	Gayle Stern
	Bill Kahn

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

2. Approval of Minutes for BOD Meeting, August 10 , 2026:
Tammy motioned to approve minutes, Cathy seconded. Minutes for August, 2026 meeting were approved unanimously by BOD**. Action item - going forward Karen will have DRAFT minutes posted to RPOA website once board members submit edits, to allow homeowners to see monthly board minutes sooner.**

3. Report of Officers and Standing Committees:
President : Tax Returns: We did not receive a reply from the IRS in regards to our letter contesting an additional $177 for 2024 taxes, this penalty was paid. A credit notification from the IRS for 2025 taxes was received and forwarded to our tax accountant.
David Bowen / Peaks Accounting: David Bowen, our RPOA accountant, was hired by the City of Durango to serve as Controller / CFO. His private business, Peaks Accounting, will continue to provide contracted services.
LPEA Utility Easement Request: (see New Business below)
Association Manager: (see Old Business below)
Parcel Development: (see Old Business below)

<u>Appfolio:</u> (See Old Business below)

<u>Treasurer</u>: Current balance in TBK checking account is $74, 402.30. The balance for our MS account is $629, 446.14. For the month of August, we were under budget $ 7,004 and for the year to date (April - August), we are under budget $18,059. Our reserve budget for August was over budget $6,348 because of irrigation repairs. YTD the reserve budget is under budget $8,337. Association reserve study will happen later this year but will not be an onsite visit. The fiscal budget for next fiscal year will be drafted in late fall.

<u>Secretary:</u> RPOA Board members, and committee membership roster needs to be updated, and posted to the website, and in the mailroom. **Action item: Jay to create RPOA email addresses for new Board members, Karen will update roster and post**

<u>Architecture:</u> A written report was emailed to the Board prior to today's meeting. Applications and Approvals since August 10, 2026 were

Lot 26 relocate A/C compressor, and add screen

Lot 51 Paint trim and utilities

Lot 107 Restain doors, repaint stucco

Lot 57 Install Gas line

Lot 16 Replace Glass in 4 existing sky lights

Lot 143 Install A/C condenser next to garage

Dot is waiting for new Architecture forms to be uploaded to RPOA website. **Action Item - Jay will discuss with Ken**

<u>Infoservices:</u> The Board acknowledges Jeanie Emigh and Carol Lewin for creating the 2026- 2027 RPOA Directory. Thank you Jeanie and Carol for this valued service.

<u>Maintenance:</u> Fawn Lake pump, repaired at cost of $4800. Bill and Sam are working on the Firewise charter/renewal. RPOA received a $1,500 chipper rebate from Firewise. Two cottonwoods in the reserve recently fell into the back yard of Lot 84 causing fence damage. **Action item - Bill and Sam will conduct a physical inspection of other potentially vulnerable dead tress bordering RPOA reserve and individual homeowner boundaries.**

<u>Website:</u> no report

<u>Nominating:</u> no report

<u>Neighborhood Watch</u>: no report

<u>Social:</u> Social Committee is sponsoring Halloween Chili cook off October 31, 2026.

<u>Irrigation:</u> Irrigation blow out begins Monday October 5, head gates will be closed October 29, 2026.

<u>Sustainable Landscape:</u> Drought resistant grasses experiments continue. Some areas had fertilizer applied in error.

4. RPOA Calendar Review: There are no updates since the August edition. CO DORA report due in September was completed and filed by David Bowen. There is a fall Roundup due, and will be published and sent in October. Jay will compose and solicit articles on Irrigation updates, Fall Clean up, Mid year Treasurer report, Social committee updates, Firewise, Fawn lake pump, parcel development updates, and acknowledging volunteers who contributed to updating mailroom and managing the Labor Day picnic.

5. Old Busines:

a. **Association Manager** - deferred to future meeting

b. **AppFolio** - Board is considering the Appfolio software platform to increase online processes including architectural reviews, accounts payable, committee and board portals, online annual assessments and other functionality. David Bowen provided a proposed agreement for AppFolio. Ken Hunter, RPOA Website Chair believes some of these functions can be built directly into a revised version of our RPOA website. **Action item - Jay will ask Ken about modifying our current website to include an owner only segment.**

c. **James Ranch Property Development-** Mr. Halferty was expected at today's meeting but had scheduling conflicts. Jay received a written response from Goff to questions regarding proposed emergency egress modifications. Per Goff, the proposed egress width would be 20 foot in total and require a 13ft 6 inch height clearance. The surface would be gravel Goff does not believe existing irrigation would need to be moved and states "protective measures would be incorporated in their design plans". Final cost estimates are dependent upon additional survey and geotechnical information, but the developer is planning to finance the cost of the road. Goff will arrange a meeting with appropriate fire department and/or county officials to walk the route and answer questions. RPOA will be involved with scheduling.

The ad-hoc Ranch-Development Special Committee (Michael Jeppesen Chairperson, Bob Strumpf and George Widmeyer members), was created to research issues that could impact The Ranch in the potential development of the Hartwood East parcel. In addition to our DCCR requirements the committee recommends supplemental conditions be required for proposed development. Bob reviewed these recommendations at today's meeting. The additional requirements address address Road and Construction Repair, Irrigation, Inclusion of Water Feature, RV Storage expansion, Easement corrections, and lot ownership restriction.

Homeowners attending today's meeting shared concerns about the disruptive impact developing this parcel would have on the neighborhood. In regards to modifying our existing emergency access concerns over traffic of gravel trucks, removal of large landscape rocks and tree trimming or removal were shared. In regards to parcel development the concerns were noise, traffic, damage to roads, length of time the development would require, and impact on existing property values. Questions were asked about whether the final decision to approve the development rests solely with the board or if existing covenants require a full community referendum. Attendees encouraged the board to actively engage and communicate development issues with residents.

Jim suggested the RPOA consider buying the parcel from the developers as an alternative option. The board agreed that this was worth exploring but it requires a detailed financial analysis, and needs to be evaluated alongside other RPOA capital needs including roads and irrigation. The suggestion of applying for a conservation easement was made. Establishing Transfer Fees for property sales was proposed as a revenue source for offsetting costs of purchasing parcel. A special assessment or an increase in annual assessments were also mentioned as an additional source of revenue. Tammy motioned that the scope of the Ranch-Development Special Committee be expanded to include exploring the potential purchase of the parcel, designating Michael Jeppeson to make the initial contact in regards to purchasing. David seconded the motion, board unanimously approved. **Action Item - Bob and Jay will contact Michael to assess his willingness to expand committee responsibilities, and serve as lead.**

Secondary to numerous questions and concerns the board is ready to consult with our attorney for legal input. Motion made and seconded that board move forward with discussing issues with our attorney. During discussion to consult with legal counsel this motion was amended to be more specific. The board unanimously approved the amended motion to address the following issues with our attorney.

1. Review of legal issues pertaining to accepting or declining development and PUD clarification
2. Review of DCCRs exhibit B regarding its inclusion in a formal developer agreement
3. Review of additional stipulations recommended by special committee
4. A review of all legal matters related to the emergency egress road
5. Clarification of what the requested letter to La Plata county binds the RPOA to

Action Item - David will review historical documents, assist with preparation for meeting will attorney. Jay will schedule meeting with attorney

The board recognizes there is significant concern within the neighborhood regarding modifying the existing emergency exit and the development of the parcel. Board members, and homeowners attending today's meeting were encouraged to share in all future communications that both the board and Hartwood East have many unanswered questions they are actively working on. The Board is exploring all options and legal rights and responsibilities. No Final decisions have been made and residents will be informed and involved prior to any final decisions.

6. <u>New Business:</u> **<u>LPEA Utility Easement Request</u>** - Karen motioned to approve easement request, Tammy seconded, approval unanimously approved. **Action item - Jay will sign approval and submit to LPEA**

7. <u>Schedule for next meeting:</u> Monday, October 19 , 2026, @ 3:00 p.m. at 480 Cottonwood Creek Road and via Zoom

8. <u>BOD Meeting Adjourned:</u> 5:55

Respectfully Submitted:
Karen Waterman, Secretary

Approved