RPOA BOARD MEETING MINUTES
Emergency Special Board Meeting
Nov 04, 2026 3:00 p.m.
185 Cottonwood Creek Road

Members Present
Jay Eagen, President
Tina Oldknow, Vice President
Karen Waterman, Secretary
Tammy Mason (via zoom)
David Halpern (via zoom)

Additional Owners
George Widmeyer, Ted Waterman, Bill Kahn, Danny Klein, Mick Olmstead

Owners attending via zoom - Florence and Kent Short, Sharayah Burden, Doug Collins, Sam Foster, Dot Wehrly, Mimi Frenette, Marian Hamlen, Michael Jeppesen, Sandy Monk, Cathy Neill, Brett Pugsley, Bob Strumpf, Connie Voss, David Scholes, Maureen Tara, Chris Kerens, Nancy Woods, Ruane Miller

1. The meeting was called to order at 3:00. Quorum was established.

2. Community Situation Update - Jay reviewed flooding timeline and events. Over the past weeks there was extensive precipitation , with critical escalation occurring on the night of Nov. 1, 2026 when high-volume runoff cut new channels out of Hermosa Creek directly toward the south section of The Ranch. Floodwaters accumulated rapidly leading to mandatory evacuation orders for some Ranch residents. A second evacuation order for entire neighborhood was issued on Nov. 2, 2026 secondary to concerns that there could be a release of water in Hermosa Creek that could lead to a flash flood. Army Corps of Engineers and Dan James have been working to repair and recreate Hermosa Creek channel and stop water flow into the neighborhood. Currently we continue to have some segments of Hermosa Creek flowing directly through the Ranch but it is less than yesterday. The standing water in the neighborhood is receding. Some homes were not impacted, some homes are surrounded by water and/or silt. Some homes have water in crawl spaces, and some homes have extensive flood damage. A broad section of Cottonwood Creek Road remains inaccessible under a combination of water and dense silt/mud. Community ponds and waterways sustained extensive damage. Irrigation pumps, electrical feeds, and irrigation piping were

submerged. Silt depth in RV lot is up to 12 inches deep, below trailer chassis heights, but the entry gate remains wedged shut by heavy timber and debris.

3. Disaster Assistance - Tina compiled a list of county resources for flood victims. This list, with links, will be posted on RPOA website. Katherine Holt produced an AI summary of this flood and resources which will also be posted on the RPOA website. Michael Jeppesen and Bob Strumpf have compiled a comprehensive 47 page recovery Handbook. Michael emphasized the importance of documenting and reporting damage as soon as possible to help La Plata County meet required thresholds for Federal assistance. Tina volunteered to organize a central document repository in collaboration with Ken Hunter. Ken is capable of mapping the Ranch damage.

4. Community communication - to help residents stay informed Tammy will write recovery update letters to be distributed through email to residents.

5. Legal Consultation - David Halpern agreed to serve as liaison to association legal counsel in regards to HOA flood related issues.

6. Motions
1) Jay motioned that we authorize Earthscapes to begin road scraping and mud clearance on Cottonwood Creek Road, David seconded, motion approved unanimously.

2) Jay motioned we procure 2 commercial dumpsters at a cost not to exceed $3500. One dumpster to be stationed on the south side of Cottonwood Cree, and the second on the north side. Karen seconded and motion approved unanimously.

3) Jay motioned we authorized the Board President and the Board Executive Committee / Flood Recovery Coordinator to take immediate operational measures to protect life, health, and property across common areas including installing barricades, traffic signage, temporary road closures and emergency structural stabilization up to $10.000.00 without further board action and to report each such expenditure at next board meeting. Tammy seconded motion and board approved unanimously.

Meeting adjourned 4:23

Respectfully Submitted:
Karen Waterman, Secretary

Approved