

RPOA Board of Directors Meeting Minutes

August 23, 2017 at 6PM
Emigh/Hunter Residence
96 Brookie Creek
Durango, Colorado 81301

Board Members Present:

Shelley Walchak, President
Jeanie Emigh, Secretary
George Widmeyer, Treasurer
Bob Condit, Maintenance Committee Chair
Florence Short, Architectural Chair
Cathy Neil, Director
Susan Higgins,

Homeowners Present

Jim Whittier
Terry & Michael Lumsden
Heather Campbell (La Sage)

Called To Order at 6:07 PM by President

Approval of the Minutes for BOD meeting July 19, 2017:

George Widmeyer moved that the minutes be approved and Florence Short seconded the motion. Motion passed unanimously.

Presentation on Metal Roofs by Jake Swift of TLC Construction

Mr. Swift presented information about the value of using high-end metal roofs. The durability factor is 50 plus years with products that don't fade or oxidize. They raise property values about \$1.47 per sq. foot, are energy star rated, and reduce maintenance and insurance costs. They weigh about 50% less than asphalt roofs, which will reduce weight of any snow load. The cost is higher, about 60% above standard shingles. Homeowners will be asked for input about allowing metal roofs at The Ranch in the next Roundup.

A homeowner who had been previously approved by the board to install a metal roof on a shed was granted board approval to use the product described above, as he was unable to obtain the previously approved product. He will resubmit an application to the Architectural Committee to confirm this approval.

Action Item: Submission and approval of plan completed 8/31/17

President, Shelley Walchak:

Shelley indicated due to her imminent move to the Bayfield area and the listing of her property here at The Ranch she will be resigning from the BOD effective at the conclusion of this BOD meeting.

- Jim Whittier has agreed to return to the BOD to serve 10 month until next Annual Meeting and serve as Treasurer.
- George Widmeyer, current Treasurer, has agreed to serve as President for 10 months until the next Annual Meeting.

Motion: Shelley Walchak moved and George Widmeyer seconded that Jim Whittier be appointed to the BOD to serve until 2018 Annual Meeting. Motion carried unanimously

Motion: Jeanie Emigh moved and Bob Condit seconded that George Widmeyer be appointed President of the RPOA board and Jim Whittier be appointed Treasurer to serve until 2018 Annual Meeting. Motion carried unanimously.

Secretary: Jeanie Emigh

Myriam Palmer and I have been working on website. We organized documents under Governing Documents and created a sub-heading for Forms. The form requesting approval for Architectural Improvements has been added here and is also still contained in the Architectural Rules section. Board members are asked to look at the Enforcement Policy and compare it to our current Governing Polices and see if we need to continue to include that section. It was developed when the BOD had no documents governing these topics.

Treasurer/ Finance George Widmeyer

Financials from FredrickZink were submitted to the board members. We are within budget.

Checks have been issued and mailed to all homeowners who previously had permits for short-term rentals.

New board members need to fill out information forms to obtain coverage from our insurance company that will bond them.

Our current financial advisor is Morgan Stanley. Jim and George will meet with them in September.

Maintenance: Bob Condit

Someone once again adjusted the irrigation gates behind the townhouses on Cottonwood Circle. We have had ongoing problems with this issue and it causes flooding in this area. Unfortunately, the gates cannot be locked. Anyone doing this is putting homeowners in this are at risk and they are asked to desist from this activity.

The stumps from the Russian Olive trees that have been cut down will be removed next year. It takes time for them to dry out, which makes removal easier.

Although there is no requirement that owners remove dead trees they are encouraged to do so as they present a hazard to community property as well as owners' homes. We will be revising the DCCRs to include provisions to require removal of dead trees.

Nominating: Cathy Neil

No report.

Architectural: Florence Short

Homeowner: August 13, 2017 final approval granted to build extension on house

Homeowner: August 24, 2017 request for roof replacement approved

Homeowner: July 25, 2017 approved removal of box elder trees

Homeowner: Requested receipt of final inspection for roof replacement completed 6/1/17

Homeowner: August 21, 2017 approved removal of dead Aspen trees

Homeowner: August 22, 2017 approved request for installation of safety handrail on entry deck

Items Requiring Action/ Discussion

- **Street Signs:** Myriam Palmer and her team have done a fantastic job. The signs look great and the work is much appreciated.
- **Speed Limit Signs:** Regular speed limit signs have been obtained and are awaiting installation.
- **Latigo Flower Bed:** A bid to install a sprinkler system in this bed was obtained. The cost is under \$500 and the expenditure was approved by the board.
- **Seal Coat all streets:** A recent inspection report by a road engineer indicated that our streets are in reasonably good shape. The board agreed to schedule seal coat in early next summer rather than this fall to avoid any damage from snow or snow removal.
- **Outdoor lighting:** Bob Condit and his committee will continue to look at this issue and plan to issue an RFP next summer to replace existing lighting. Interested owners are urged to contact Bob with their input.
- **Homeowner fine:** The board approved a \$600 fine for an owner's failure to submit required forms for a deck improvement as discussed in July's meeting. A letter was mailed on August 31, 2017 to inform the owner of this decision.

New Business:

- **Pasture Lease Extension:** At present the current lease of Ranch property bordering James Ranch will expire in 2018. George will contact the James family about extension of the lease agreement.
- **EarthScapes Contract:** We are in the third year of this contract. All board members agree that this company is doing great work. We have learned so much about our irrigation system because of their knowledge and input and saved money on repairs as a result. We would like to extend the contract per pervious board policy for two more

years. George will check with attorney to determine that we can proceed in this direction.

- **RV Lot:** The RV lot is currently full. The board of directors plans to change the wording in the current RV Rules from 2 vehicles per owner if space allows to "1 vehicle per owner/lot and a second spot if space permits." Currently, the rules state 2 spaces per owner if space available. If an additional owner requests a space how do we approach removing an owner's second vehicle. Mick Olmstead and the RV committee are recommending a lottery system. We will solicit input from owners in the Ranch Roundup and then make a decision.
- **Architectural Improvement Form:** Florence and George have worked on a revision that includes the language in the Architectural Rules regarding the owner's responsibility to comply with county ordinances regarding obtaining required permits. This new version will be posted on website when complete.
- **Red Code Phone System.** To register your cell phone or if you have a Charter/Spectrum Internet Phone you must register it in order to receive reverse 911 emergency calls at the following site: <http://co.laplata.co.us/emergency>
- **Fall Clean Up.** Sprinklers will be shut off on the last Sunday of September. The irrigation system will be blown out the first week of October and fall clean up on common areas will begin after that. Woodchuck will come in around the third week in October to do their annual chipping of materials from residential and common area clean up. Dates will be posted in the mailroom. Owners are urged to use this opportunity to clean up and remove items from their yards. Remember to request architectural committee approval for tree removal.

Announcements: Labor Day Picnic 9/4/17. Sign up posted in mailroom

Upcoming BOD Meetings:

Monday, September 25 ,2017 3:00 PM Ward/Widmeyer Residence

Monday, October 23, 2017 3:00 PM Emigh/Hunter Residence

Monday, November 27, 2017 3:00 PM TBD

Bob Condit moved and George Widmeyer seconded that the meeting be adjourned. Motion carried unanimously. **Meeting adjourned at 8:27 PM.**

Respectfully submitted:

Approved:

George R. Widmeyer

Jeanie Emigh, Secretary

George Widmeyer, President