

RPOA Board of Directors Meeting
February 13, 2017 6:00 PM
Walchak Residence, 197 Cottonwood Creek Road
Durango, Colorado 81301
Call in number: 712.770.4738 Access Code: 615560

Minutes

In Attendance:

President – Shelley Walchak
Secretary – Cathy Neill
Treasurer – George Widmeyer
Architectural – Mary Sue Burnham
Maintenance – Sam Foster, phone in
At Large – Greg Thompson, phone in
Homeowner: Michael Lumsden

1. **Call to Order:** by Shelley at 6:05pm
2. **Approval of the Minutes for BOD Meeting of January 17, 2017:** Mary Sue moved the RPOA BOD meeting minutes be approved, Sam seconded, and Motion passed unanimously.
3. **Reports of Officers and Standing Committees**
 - a. President – Shelley Walchak: Nothing at this point.
 - b. Secretary – Cathy Neill: The Mailing of the Assessment is on target, will be on or before March 1.
 - c. Treasurer – George Widmeyer: We are under budget, even with February expense of snow removal.
 - d. Architectural – Mary Sue Burnham: We have received one new roof request and one request for paint using same color. She is researching the new Colorado Rain Barrel law and how this will affect the architectural rules. Mary Sue will discuss her findings at April BOD meeting. Sam inquired if Architectural Committee is open to Metal Roofs. It is, but there are drawbacks: heat and reflection being two. The Owens Corning products seem very good and compatible with rules.
 - e. Finance – George Widmeyer: George is going to Morgan Stanley this week to meet with Bob Hill concerning reserve fund investments, noting that we are required to invest in “investment grade” bonds or CDs or Cash. Ginny Mae is at about 5%. If we redeem, we have loss.
 - f. Maintenance – Sam Foster: Lawn and landscaping issues: Trees: No new issues.
Snow Removal: Snow removal seems to be working well so far this winter.
 - g. Nominating – Jeanie Emigh: Jeanie was absent; there are no nominations.
4. **Items Requiring Immediate Action:**
 - a. DCCRs amendment for VRBO/Short Term Rental:
A Homeowner expressed concern about short term rentals over the holidays, noise, etc. Board agrees that neighbors have to be considerate and willing to report when there is excess noise and lack of concern for Ranch rules.
Cathy showed new rental agreement that requires more specific information about number of adults and number of children, also number of vehicles, with types and license numbers. This should keep the renters, property managers, and owner of the rental accountable. We discussed fining for disregarding the agreement and/or rules of The Ranch. Copy of the rental agreement will be submitted to secretary, as before. Discussed emailing copy of lease to secretary, or at least have it available to be reviewed. There will be fine for non-compliance, as allowed in our Declarations.
 - b. Annual Assessment – George Widmeyer: George proposed per budget requirements that the annual assessment be \$2266.
Cathy moved that the board accept the proposal; Shelley seconded the motion, the motion unanimously carried.
 - c. Budget for Fiscal Year 2018 (from April 1, 2017 to March 31, 2018) – George Widmeyer: Draft 2 includes the change that all lights will be replaced in one year, at approximate cost of \$57,000 to \$60,300. According to the new Reserve Study, we are at 64% of where we should be, getting closer.
George presented 2018 Budget for approval with lights in 1 year. George moved that the Board accept the Budget as presented, Mary Sue seconded, the motion passed unanimously.
The Income and Expenditures and Estimated Actual for FY '17 and FY '18 Budget will be included with Notice of Assessment Letter and invoice for \$2266 per lot.
 - d. Ranch Roundup – Shelley Walchak has completed draft of Ranch Roundup; and Mary Sue added information about Rain Barrels and other Architectural information. She will send to Board for final additions and editing and email soon.
 - e. Outdoor Lighting – Sam Foster: Small team of Sam Foster, Ken Hunter, and George Widmeyer is working away to gain information and to seek qualified contractors to replace the street lighting system in The Ranch. To date, Sam discovered that there seems to be only one engineering firm, ME&E Engineering, in Durango that works on neighborhood level, and larger, street lighting systems. Sam met with them on January 18, 2017 for a good discussion of the needs of The Ranch. Based on that conversation, we received a

proposal to evaluate. George, Ken, and Sam are still in the midst of assessing the appropriateness of the proposal and bid from ME&E. We will continue to work with them to determine if we can get a reasonable project and then assess whether to go forward or not. The other option is to work directly with an electrical contractor and make the choices of lights ourselves. Committee is considering mix of tall and short light poles, and installing fewer than we now have in more strategic places. Discussion about evaluating the current wiring to be sure it will continue to be viable in the future or some of it needs replacing.

Step 1: Develop site plan for placement of lights.

Step 2: Spot check electrical service.

Step 3: Develop written report and present to the Board

Step 4: Develop plan for location of new lights.

Same will manage the Lighting Plan; ME&E will do the study. Discussion followed about assessing wire, number of lights to replace, quality of lighting, height, and ambience.

5. **New Business:**

a. Website Changes – Website Change concerning Abridged Rules: The website is being changed to be more reader friendly. We need to alter website, deleting the “leave a reply” section at end of each section.

6. **Announcements:** None

7. **Upcoming Meeting Schedule and Location:**

February 25, 10am to mail assessments

March 28, BOD, 6pm, Shelley’s home

April 18, BOD, 6pm, Shelley’s home

May, BOD undetermined

June 11, RPOA Annual Meeting, Animas Grange, 2pm

8. **Adjournment:** George moved we adjourn, Shelley seconded, and Meeting adjourned at 7:32pm.