

RPOA Board of Directors Meeting
May 24, 2017 6:00 PM
Walchak Residence, 197 Cottonwood Creek Road
Durango, Colorado 81301

In Attendance:

1. President – Shelley Walchak
2. Secretary – Cathy Neill
3. Treasurer – George Widmeyer
4. Architectural – Mary Sue Burnham
5. Maintenance – Sam Foster
6. At Large – Greg Thompson,
7. Prospective Board Member – Florence Short

1. Call to Order: by Shelley at 6:10PM

2. Approval of the Minutes for BOD Meeting of April 18, 2017: Mary Sue moved to approve April 18, 2017 Minutes, George seconded the motion. The Minutes were unanimously approved.

3. Reports of Officers and Standing Committees

a. President – Shelley Walchak: Shelley had been notified by homeowners that they had issue with the leasing of home “in its entirety”, as they have area of home with separate living quarters and separate entrance that they would like to let out to relatives and friends as they see fit.

b. Secretary – Cathy Neill: Nothing to report

c. Treasurer – George Widmeyer: FredrickZink letter and report of May 22, 2017 are handouts; George said No surprises. All assessments are paid with the exception of 1 full and 1 half. Our attorney will notify by mail and offer payment plan.

d. Architectural – Mary Sue Burnham: Item 1, Mary Sue was asked last October about merging the Architectural Rules into the DCCRs; pursuant to that Mary Sue has prepared a binder to facilitate the merging. It is imperative that they be merged, and this must be voted upon. She will pass the binder on to the new Architectural chair.

Item 2 is Rain Barrels: The Proposed Amendment to the RPOA Architectural Rules, May 24, 2017: The Architectural Committee recommends that the RPOA Board vote approval of the following statement and request that it be included in the Architectural Rules: “Homeowners are allowed to install rain barrels per Colorado State law (Two 55 gallon barrels to collect no more than 100 gallons rooftop rain precipitation to be used for exterior purposes on the property upon which it is collected.) Applications must be made to the Architectural Committee for approval of rain barrel size, style, color, and placement. Mosquito control is required.” Mary Sue will get samples of acceptable rain barrels. We are having issues with some homeowners having satellite dishes placed in wrong areas, they have to move them. Also, some people are parking oversized truck in driveways. They have been notified to discontinue. A homeowner requested permission to put out “bear-proof” trash can the night before trash pickup because of not being at home the morning of trash pickup. She was granted conditional permission.

e. Finance – George Widmeyer: George noted that a consultant agreed that we are leaving ourselves vulnerable in the case of the Bonds, which are 25-30 years out. Bonds begin to lose value in near future. We might be better off selling bonds and holding the cash till we are advised to move the cash to investment grade bonds, allowing for diversity. Shelley would like to bring Jason to a future meeting for proposal and also to compare with Vanguard and Fidelity.

f. Maintenance – Sam Foster:

Trees

1. We had the Spring Clean-up Day on 4/21/17. Woodchuck Tree Service pruned in Common Space and chipped throughout the neighborhood.

2. On 4/21/17, 8-10 RPOA homeowners planted 60 spruce seedlings in the Ranch Reserve area. Five homeowners also planted 25 bareroot native plum seedlings in the Reserve on 5/14/17 to develop into small trees that provide benefits such as fruit for wildlife.

Irrigation

3. The water was turned on in April and the irrigation system started in late April. All seems to be working well.

Mowing and Landscape Maintenance

4. Earthscape Co. started lawn mowing and maintenance in the Ranch.

Crack Filling in Streets

5. Cracks were filled in roads throughout the Ranch B&M Services Co. on May 8 and 9.

Capital Projects

6. Replace Street Lights: No progress has been made this month on replacing the street lights. We are in the process of drafting a Request for Proposals to be posted in the *Durango Herald* as part of our normal process on large projects in the Ranch. We have done some previous work on scoping out light fixtures and need to complete that work and then post the RFP.

g. Nominating – Jeanie Emigh: Candidates for 3 year terms are Bob Condit and Florence Short, for 2 year terms: Jeanie Emigh, and Susan Jones with Susan Higgins to share one position, 6 months and 6 months, candidate for 1 year term: George Widmeyer.

4. Items Requiring Immediate Action:

a. Amendment to the DCCR Amendment –Shelley: All is on track with mailing all information including the Proposed Amendment to be Approved at the RPOA Annual Meeting of June 11, 2017. We will encourage all homeowners to attend or assign a proxy to vote for them at the meeting.

b. Details re Annual Meeting: Mailing is on schedule to announce the meeting, George is having letter and all documents and pertinent paperwork printed.

c. Roofing Discussion and presentation – Discussion concerning Metal roofs: The Architectural Board approved a variance to the current rules allowing a homeowner to install a free standing shed with a metal roof, stating that she would encourage homeowners to view the shed and voice opinions.

A consultant from 4 Corners Roofing, Nate Ekola, spoke about metal roofing in the community. He brought pictures of different types of metal roofing. If we do approve, he is in favor of “standing seams”, which have a 40-50 year life. They are not necessarily better than composite or asphalt in the event of a fire as they transfer heat very quickly. Nate does not recommend pro-panel due to unsightly repairs and patching. The 22-gauge cold rolled steel with 2.5 rib is attractive; negative is rusty runoff. Edgemont and Glacier Club allow the standing seam. Nate prefers the 24-gauge standing seam over the 22-gauge.

d. Financial presentation – Jason Silva, with Edward Jones, had to cancel

5. New Business:

- a. Street Signs and Speed Signs: We need to decide on street signage once the old street lights come down.

We have estimate for new speed limit signs: \$401 includes 1 (18” x 24”) 15mph sign at the entrance, six 15 mph signs (12” x 18”), 5 metal posts, and mounting hardware. Also needed is 1 gallon yellow reflective street paint for “Slow” just before blind curve, \$30. Total approx. \$431.

6. Announcements: Sue Wright passed away.

7. Next Meeting Schedule and Location: TBD

8. Adjournment: George moved and Sam seconded that we adjourn, 7:59pm

