

RPOA Board of Directors Meeting Minutes

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

Board Members Present:

George Widmeyer, President
Jeanie Emigh, Secretary
Jim Whittier, Treasurer
Bob Condit, Maintenance Committee Chair
Florence Short, Architectural Chair
Cathy Neil, Director
Susan Jones, Director

Homeowners Present

Michael Lumsden

Called To Order at 3:05 PM by President

Approval of the Minutes for BOD meeting September 25,2017

Florence Short moved that the minutes be approved with changes submitted by Jim Whittier. Bob Condit seconded the motion. Motion passed unanimously.

President, George Widmeyer

Hermosa sanitation is still charging customers for a loan that was set to expire two years ago. . All owners are being billed for repayment of this loan which was suppose to be for 20 years. We are in the 22nd year and want to know when this loan will be paid off. La Plata Estates ---up the road on Hwy. 550-- is also looking into this as their sanitation fees are paid by their HOA. A response to this issue from Hermosa Sanitation has been requested.

George reviewed the 1/17/17 document that was used to update the Reserve Study. We need to update in January of this year to prepare for the next Reserve Study. This is the second year of the three year contract and they do update and no onsite inspection.

Inquiry into sign "No Entry" that was at start of River Run. Bob Condit has sign and will get it to Bob Strumpf.

Secretary: Jeanie Emigh

Thanks to Terrie Lumsden all directories to current residents still at The Ranch were distributed. 25 copies were mailed to owners who aren't here.

Thanks to Cathy Neil for doing minutes for September.

Pickle Ball equipment has been stored for winter and Ice Signs are up. The summer swimming and boating signs are in bad shape and need to be replaced. Jeanie will bring an estimate of cost to board to seek approval for replacement of these signs.

Treasurer/ Finance Jim Whittier

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

The investments in the two Vanguard bond funds approved at last month's meeting have been made.

Our federal and state tax returns for fiscal year ended 3/31/2017 have been reviewed and filed and the small amount of tax due have been paid.

Nominating:

No report.

Architectural: Florence Short

Homeowner: Lot 71 approved construction is on schedule

Homeowner: Lot 84 requested replacement of old fence with split rail fence. Application reviewed and approved.

Homeowner: Lot 145 new roof application reviewed and approved.

Fall Review:

About one half of properties reviewed.

Lot 82 trim needs painting/staining, roof shingles need attention

Lot 60 needs stain

Lot 58 and 59 need trim attention

Lot 48 Chimney stain, possibly creosote. Owner alerted to this condition. He will contact Tim Nistler to repair.

There are still 43 properties remaining in The Ranch that still have cedar shingles. Most insurance companies will give owners a reduced rate when these are replaced. This can amount to up to a 20% discount. Will put this information in next Roundup.

6 certificates of completion were issued – 4 for roofs, 1 deck; and 1 tree and brush removal.

Maintenance: Bob Condit

- Fall clean up a big success
- Irrigation blow up was completed and the winter shut off of the streams will be Oct 30, 2017.
- Rebate for fall clean up wood chipping will be submitted to Firewise for partial rebate

Items Requiring Action/ Discussion

- Allocation of parking spots in RV lot discussed. The issue is owners with second vehicle in lot when lot is full and an owner without a spot requests one. Mick Olmstead and Jeanie will work on a revision of the current RV Park Guidelines.

New Business:

- Goodman fence in back area of the property needs replacement. This will be included in next years budget.
- Mowing and tree removal in the reserve common area was discussed. At present part of the cost is paid for by RPOA and part by owners of the two properties adjacent to that area of the commons. Michael Lumsden discussed the need to mow further into the reserve for fire protection. Not a complete mowing is required but enough to provide a fire break to the additional owners in that area. This will be included in next years budget.
Three trees in the reserve next to Lot 84 were removed as well as a major trim of the tree on Lot 84 that was paid for in part by their neighbors the Lumsden. Much appreciated.
- Bikis tree discussed. This tree is reported to be 300 years old and is currently not in good shape. It is secured with an iron rod and Woodchuck said that possibly with some treatment to the wood it could survive. It might require that part of the tree be removed if this treatment process does not work. The issue will be discussed with the owner. Not clear if the tree is on common ground or owners' property.
- Michael Lumsden asked what process was in place to approve expenditures by the BOD Jim and George stated that any invoice had to be approved by treasurer or president prior to submittal for payment. Michael's question was more in regard to how board approved funds before work done and invoice submitted.

George 11/21/17 9:38 AM
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- Budget for next year needs to move forward for approval in January. Much work can be done through electronic means so board is prepared to move forward in January. Budget needs to be in place to feed data into reserve study to allow preparation of the executive summary for next years annual meeting.

At 3:45PM Geroge Widmeyer moved and Jeanie Emigh seconded that the BOD meeting be moved into executive session to discuss upcoming mowing/irrigation contracts and responses to RFP. Move passed unanimously.

Meeting reconvened at 4:10PM

- No meeting in December. Next BOD meeting Monday, January 22, 2017 3PM Condit residence.
- Annual Holiday party will be at Hunter residence Tuesday, December 12, 2017 5:30-7:30PM. (Changed from original December 14, 2017 date due to conflict.) Save the date notice will be posted in mailroom.

Bob Condit moved and Florence Short Seconded that the meeting be adjourned. Motion carried unanimously. Meeting was adjourned at 4:20PM

Respectfully Submitted:

Jeanie Emigh, Secretary

Approved:

George Widmeyer, President