

RPOA Board of Directors Meeting Minutes

February 22, 2018 3PM
Ward-Widmeyer Residence
480 Cottonwood Creek Rd.
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

Guests: Bob Strumpf
Linda Philp

Called To Order at 3:05 PM by President

Approval of the Minutes for BOD meeting January 22, 2018

Florence Short moved that the minutes be approved and Susan Jones seconded the motion. Motion passed unanimously.

3. Reports of Officers and Committees

President, George Widmeyer

Deferred comments to other listed items on the agenda.

Secretary: Jeanie Emigh

Owners' mailing list reconciled with FrederickZink and should be current.

Treasurer/ Finance Jim Whittier

Financials from FredrickZink were submitted to the board members. We are under budget again primarily due to underspending of snow removal allocation.

Architectural: Florence Short

New Applications

- Lot 49

Application for new deck railing approved and project completed 2/25/18

- Lot 71

Processing a design change request

-Lot 84

A follow up letter regarding need to paint new fence and submit a proper application for installation of an air conditioner sent but no response.

-Lot 31

2 satellite dishes removed and current one has been approved. (This is rental property)

Finance:

FrederickZink has asked for an increase to cover costs. They showed evidence that their costs for doing work for The Ranch exceeds the payments in the three year contract that has expired. After lengthy discussion and meetings with Sidney Zink that have agreed to a reduced price but the cost is considerably more than in the past three years. Due to the short period of time we have to find another vendor that would perhaps do it for less the board agreed to an additional one year contract with FrederickZink and to move forward to seek additional bids for less cost in the 2020 budget year. The work that FrederickZink has done has gotten The Ranch's financial house in order and it is essential to keep it that way and not return to the issues we have had in the past.

Jim Whittier moved and Cathy Neil seconded to extend the financial contract with FrederickZink for one additional year. Motion passed unanimously.

Maintenance:

Some confusion regarding snow removal during last storm due to heavy day time snow. Was resolved and streets were cleared.

Nominating:

We need a minimum of 3 new candidates for the board to be voted on at the annual June meeting. The nominations have to go out in the May mailing. Board members discussed potential candidates and agreed to contact homeowners and come back with names at the March meeting. We particularly need a treasurer with financial skills.

4. Items requiring discussion and action:

a.& b. Budget for FY 2019 and annual assessment Jim Whittier/ George Widmeyer

A revised budget was submitted and reviewed. With increase cost in the landscaping contract and financial services contract cost for upcoming year will rise a small amount. Also planned capital projects including lighting and street re-sealing will bring our reserves down to 68%---72% is ideal. We will return to 70% within one year with the 3% increase being proposed.

George Widmeyer moved and Bob Condit seconded that the 2019 annual assessment be increased by 3%. Motion passed unanimously.

c. Annual Assessment Mailing-Jeanie Emigh

Stamps and envelopes have been obtained and a “mailing party” will be held at Emigh-Hunter residence at 10AM-2/28/18 so invoices will be mailed that date.

d. Revision of financial procedures—Jim Whittier

Tabled until March meeting.

5. New Business

a. Revision of DCCRs Jeanie Emigh

George, Jeanie and Bob Strumpf met with attorney Cristina Landeryou and went over first draft of changes. All sections relating to rights of the developer have been removed as those rights expired in 1995. A lengthy discussion was held as to how to include the remaining four lots owned by the James’ family and thanks to Bob Strumpf a description was agreed on that will be in Exhibit A of DCCRs. Additional board input was made on several items and these will be reviewed with the attorney

The goal of the forthcoming changes is to clean up language regarding the property rights of developer, clean up architectural rules so they are not in conflict with the architectural rules themselves, and to make a few alterations in the rest of the DCCRs. These proposed changes will be posted on website in May and reviewed at the annual meeting to give owners time for input. A mail vote will be conducted sometime later in 2018 after owner input has been processed.

Much appreciation is extended to Bob Strumpf whose help saved time and money.

b. Street Lighting Changes—Jeanie Emigh

Bob Condit presented information regarding the type of lights that we could use and the display pattern that each produces on the roadway. With costs as consideration we are limited in the type of fixture we can use. Decorative fixtures cost \$400- to \$700 more than current lighting example at mailroom. Additional bids and information Are being sought before final recommendation will be made from the Lighting Committee to the BOD

The next board meeting will be Thursday, March 21, 2018 at 3PM at Whittier residence 36 Fawn Lake Rd.

Jim Whittier moved and Florence Short seconded that the meeting be adjourned. The motion carried unanimously. Meeting adjourned at 5PM.

Respectfully Submitted Jeanie Emigh, Secretary

Approved: George Widmeyer, President