

RPOA Board of Directors Meeting Minutes

March 19, 2018 3PM
Whittier Residence
36 Fawn Lake 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

Called To Order at 3:01 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. The motion passed unanimously.

3. Reports of Officers and Committees

President, George Widmeyer

Attended meeting of Animas Ditch Association on 3/3/18, the authority governing the source of our irrigation water.. With 47% of our annual snowpack the water situation for this summer is critical unless we get significant rain. It is anticipated it will be worse than 2002. In 2002 we voluntarily reduced our water consumption and will need to do so again this year. This may limit irrigation of all RPOA and owners' property to two times a week or possibly one. We need to comply with voluntary reduction of irrigation water usage to avoid the BLM imposing mandatory restrictions. A committee of owners has been formed to address the many issues that will be forthcoming: The committee consists of Bob Cochran, Tony Palmer, and Doug Collins. Animas Water, the source of water to owners' homes, does not anticipate any issues. The water source here is well water. They may ask for a voluntary restriction on using water for landscaping.

Secretary: Jeanie Emigh

All invoices were mailed 2/28/18. Thanks to assistance provided by George Widmeyer, Bob Condit, and Linda Philp. We have received information back on only one invoice that needed to be mailed to an alternate address that had not been previously provided. One owner at The Ranch did not receive their invoice. Both parties were provided with new copies.

Treasurer/ Finance Jim Whittier

Financials from Fredrick Zink were submitted to the board members. We continue to be under budget.

Architectural: Florence Short

New Applications

- Lot 71

Design change request approved.

-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. To date have not heard from owners. They are now back in residence at their home at The Ranch and Florence will follow up with them personally.

Finance:

The newly written financial procedures was reviewed and discussed.

Jeanie Emigh Moved and Bob Condit seconded that the new procedures be approved. The motion passed unanimously

Annual assessments are being paid. Any that fall past due date of April 1, 2018 will be contacted personally by phone or mail.

Using a different tax filing method was discussed with FrederickZink. If used, the new method would cost more money for tax preparation and save a small amount in payable taxes---a net increase in cost to the association. The finance committee elected to continue using the current form that has been in use for a number of years.

The current reserve study shows we will be at 72% this year and 67% next year due to use of funds for streetlight replacement. 70 percent is considered to be in the “ well funded range”.

Maintenance:

Irrigation outlets ty 585 Cottonwood Crk. Rd, the mail room and Fawn Lake need repair. We are working with Johyn randle to get an estimate of cost and a schedule. The ones behind 585 and at the mailroom run under out roads.

Curb side spring cleaning set for Friday, April 27, 2018 in AM. A sign will be posted in mailroom. Owners will be reminded not to dump any yard or landscaping waste in reserve. Doug,of Earthscapes,is getting a new sign to post in that area. Owners having been dumping in this area incurring cost to the association for clean-up.

Anticipate that irrigation ditches and pumps will be turned on week of April 23, 2018 weather permitting.

Given we have a contract with Earthscape and there may not be a need to do as much mowing as in years past due to drought conditions we will work with Doug on modifying contract and finding additional work he can do here, particularly in the reserves.

Nominating:

One new owner has agreed to serve on the board; Maureen Tara. We still need two other owners to serve on the board. A new treasurer and president will need to be selected once new members are in place.

4. Items requiring discussion and action:

- a. Revision of Financial Procedures---(See Finance)
- b. Additional** bids still being sought for lights. The current light at mailroom is a Type 4 5,000 K color temp. All agreed that this should be adequate lighting to provide For security and safety. A type 2 light shines a longer path but cost and additional \$400 per fixture which well exceeds our budget.
One owner has complained about the brightness of a LED bulb that was installed in an older fixture. The light shines into her bedroom. Jeanie and Bob will look at how this can be mitigated. Once new fixture installed bulb will shine down rather than out. Hope to accept proposal in May, present at the June meeting and have new fixtures installed in July. Need to do this work prior to scheduling re-sealing of streets.
- c. Input to DCCR changes will be sent to attorney for review in April. Final draft needs to ready for posting on website in mid-May to coincide with annual mailing. We will seek input at Annual Meeting.
- d. Annual meeting set for 2PM June 10, 2018 at Animas Grange.** We will need to mail out information to owners by mid-May along with proxy cards for voting on new board members.

5. New Business

- a. One owner has requested we look at replacing liners in irrigation ponds or find a way to remove the liners and make ponds look more attractive and help prevent any seepage into homes that may be nearby
Four years ago we looked at this issue and the cost is prohibitive---over \$100,000 per pond. Usually ponds are covered with snow in the winter and full six months of the year so the issue was not felt to be urgent. There have been no reports of seepage into homes. There is not sufficient funds in reserve to cover costs and the BOD does not wish to move forward with a special assessment to cover cost at this time.

- b. Contact was made with the Durango Hearld Circulation Department and after a couple of attempts they have stopped putting red notices in the boxes of residents who are out of town. The notices were a literal red flag that people were not a home. Thanks Florence Short.

The next board meeting will be Monday, April 16, 2018 at 3PM at Ward/ Widmeyer residence 480 Cottonwood Creek Rd.

Jim Whittier moved and Susan Jones seconded that the meeting be adjourned. The motion carried unanimously. Meeting adjourned at 4:55PM

Respectfully Submitted Jeanie Emigh, Secretary

Approved: George Widmeyer, President