

**RPOA BOARD MEETING
October 18, 2021
VIA ZOOM**

Members Present:

Rick Huttner: President
Jim Prendergast: Treasurer
Jeanie Emigh: Secretary
Jay Eagen, Round-up Editor
Mike August, Maintenance Chair(absent)
Mimi Frenette, Nominating Chair(absent)
Mike Casper, Director

Additional Owners Attending:

George Widmeyer

1. Meeting called to order by Rick Huttner at 3:01pm

2. BOD voted unanimously to approve BOD minute of September 20, 2021

3. Reports of Officers and Standing Committees

a. President: No report

b. Secretary:

20 remaining RPOA 2021/2022 Directories were mailed out on 10/4/21. Thanks to Florence Short, Shelia Lee, Linda Phelp, and Beth Cugini for distributing directories to all RPOA owners at The Ranch.

The DCCR revision ballots that included letter from the President, a correction page for the RPOA Directory and a return envelope for FZ were mailed on 10/7 and received by owners beginning 10/9. The ballots must be received by FZ by 11/8/21.

Jeanie will distribute a list of names and phone number of owners for BOD members to call to determine if they received a ballot, have any questions, and to make sure they know mailing deadline.

The rental property, Lot 4, has many issues regarding compliance with Section 7.05 Of the DCCRs. Prominent among them is the failure of the owners' agent to file the required form without having to be asked to do so. This has happened on all three occasions that the property has been rented in 2021. Jeanie will draft a letter to the owners for Rick to sign to gain compliance with the rule

Social: The Eberharts' have volunteered their home for December Holiday party. BOD will review the safety of such an event at the November meeting.

c. Treasurer/Finance

We are close to projected 2021-2022 budget. Jim provided graph information to the BOD showing budget projections and expenditures.

The Finance Committee met on 10/1/21 and defined the preservation of the Reserve Fund principal as the core investment principle. This is set per the DCCRs which limits investment to “investment grade bonds and money market fund”. Yield for 2020 was 0.6% Calendar year; 2021 expected to be lower. Currently the only investments earning reasonable yields are our GNMs. They now represent 10% of our portfolio. Our Morgan Stanley advisor recommends increasing our GNMA investments although looking forward our returns may be lower. The committee plans to make recommendations to the BOD at November or December meeting dependent on upcoming reserve study. These are not expected to impact projected 2021 returns of 0.34%.

Jay asked when the existing contract with FZ will be up for renewal. The current Contract goes through 2021-2022. The last time we asked for bids no other accounting agency submitted a bid. Jay knows of an individual who may be interested next time contract comes up for bid. This individual has lots of experience working with HOAs. Jim indicated he is very happy with the work FZ is doing.

d. Architectural: (Written report submitted)

Applied:

Lot 3: Replace wood shake roof with Owens Corning Tru-Def shingles-color Driftwood

Approved:

Lot 30: Install new gutter and downspout and add gutter above porch

Completed:

Lot 4: Installation of AC

Lot 17: Paint gutters brown/column caps earth tone

Lot 30: Paint house brown solid stain

Lot 51: Extend front patio section similar to Trex

Lot 60: Renovate and paint front deck and walkway

Lot 78: Sand and repaint/stain deck

Lot 96: Install solar panels

Jay indicated that the format used by the Architectural Committee that is sent to the BOD is somewhat confusing. Rick will speak with Dan Patterson regarding this issue.

e. Maintenance: Mike August (written report submitted)

1. We have completed the removal of junipers, with volunteers and EarthScapes has planted replacement plants.
2. Seedlings planted for tress restoration in preserve. Thanks to all the volunteers. This year we planted 150 Ponderosa Pines and 30 three leaf sumacs. Next year we will focus on other species to create some diversity in the area.
3. Fall clean-up completed.
4. Irrigation shutdown completed; thanks again to our volunteers.
5. Looking for advocates for common are gardens that can develop plans to improve the maintenance and look of those areas. Recommend publishing this in Round Up. We want these volunteers to help develop budgets in November that can be brought to BOD for inclusion in next FY budget.

f. Nominating: No report

4. Old Business:

- a. **Entrance Sign:** Progress is being made on entrance sign working with a prospective Iron Worker. Rick will have more information for the BOD regarding projected cost and time line. The large trees located next to the existing sign have been removed.
- b. **Entrance Trespassing Sign:** A new sign approved by the BOD has been received. Rick will work with Desiree on timing and installation. BOD consensus was that sign should be installed as soon as work can be done.
- b. **Brainstorm account status:** George and Jay will look at alternatives
- c. **Easement James Ranch:** Final contract is ready for signing and George will work with Rick to get notarized signature.
- d. **Pond Liner removal and Street Committee:** Still being reviewed by committee.

5. New Business:

- a. **Planning Committee for Maintenance:** Mike August has agreed to be chair of Maintenance Committee following resignation of Laura Parker.
- b. **BOD action items recommended by Desiree Collins:**
 1. **Auxiliary pumps:** This issue of pumps used by owners will be addressed by the Maintenance committee who will move forward with a policy that could include owners registering the pumps with the committee so in the event of water shortage usage could be addressed.
 2. **Providing new owners with information about DCCRs and Architectural Rules.** Following the results of the DCCR election Jeanie will work with Desiree to develop booklet for new owners. Content and cost will be brought back to the BOD in January 2022
 3. **Presentation of Architectural Rules at 2022 Annual meeting.** Jeanie will work with committee to develop a short slide presentation for the 2022 annual meeting.

- c. **A fall/winter issue of the Round-up will be sent out late November. We will recognize our many volunteers in this issue.**

6. Monday, November 22, 2022 at 3PM next BOD meeting via Zoon.

7. BOD voted unanimously to end meeting at 4:47PM.

Respectfully Submitted:

Jeanie Emigh, Secretary

Approved:

Rick Huttner, President