

RPOA BOARD MEETING
November 22, 2021
VIA ZOOM

Members Present:

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

Additional Owners Attending:

George Widmeyer
Florence Short
Bob Strumpf
Maureen Tara
Cathy Neil

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

2. BOD voted unanimously to approve BOD minute of October, 2021

3. Reports of Officers and Standing Committees

a. President: (See Section 5a Results of DCCR vote)

b. Secretary:

Only three DCCR ballots needed to be replaced due to loss or having been mailed to Ranch address rather than alternate address. None returned.

As we have BOD members who travel and not here full time I will try and maintain a calendar in my report to keep track of BOD whereabouts.

c. Treasurer/Finance

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

The onsite reserve study was completed in October of 2021. We are 97.2% funded. This is an excellent position to be in and will help going forward planning the 2022-2023 budget.

Mike August asked about why crack sealing is in reserve budget and not operational budget. As it is not an annual expense it is tracked in reserve to be used when needed-3-5-year projection.

d. Architectural: (No report submitted)

Lot 39 has withdrawn request to replace barn with new dwelling.

e. Maintenance: Mike August

Earthscape has completed their yearly work. Currently working with various committees to gather information for the 2022-2023 budget year.

f. Nominating: No report

4. Old Business:

- a. Entrance Sign:** Working with Maureen Tara, we are close to getting a contract to install new sign next spring. As there are many steps in this process that affect cost every effort is being made to keep it within projected budget.
- b. Brainstorm Account status:** Discussion about options, which are few. BOD moved to switch account to Network Solutions and George will work with Carol Lewin to move website and assign new email addresses for BOD.
- c. Easement James Ranch:** Final paperwork has been signed and original will be placed in safety deposit box.
- d. Holiday Party:** Won't be held this year due to health concerns. Jeanie will notify Eberharts and this will be announced in Upcoming Roundup.

5. New Business:

- a. Results of DCCR election & next steps:** Rick announced the results tabulated by Fredrick Zink: 70 voted yes; 8 voted no; and 6 returned unmarked ballots. A 2/3 yes vote of homeowners is required for passage. This number is 72. Discussion was held as to whether another mail vote should be held or hold vote at June 2022 annual meeting. BOD voted in favor of holding next DCCR election at June annual meeting. Thanks to Desiree Collins and George Widmeyer for all their work on this issue. The results of the election will be announced in upcoming edition of the Roundup.
- b. Mike Casper resignation:** Mike resigned from the BOD on Oct 23, 2022 as he has sold his home. Thank you, Mike, for your service.
- c. Vandalism in the reserve:** Jeanie reviewed the two recent incidents of cars having their tires slashed while parked in the reserve. Both cars belonged to visitors of Ranch owners. Over a year ago a Ranch visitors car was keyed while parked in the reserve. The BOD approved the formation of an ad hoc committee to review these situations and make a recommendation back to BOD at January meeting that could include placing a video camera in the parking area.

d. Round-Up: Jay is working on a winter issue of the Round-Up that will include information about the DCCR election, the cancellation of Holiday Party and a thank you to all our volunteers---the number of these folks exceeds 50.

6. Next BOD Meeting: Monday, January 17, 2022, 3pm via ZOOM.

7. BOD voted unanimously to adjourn meeting at 4:40PM.

Respectfully Submitted:

Jeanie Emigh, Secretary

Approved:

Rick Huttner, President