

RPOA BOARD MEETING
January 17, 2022
Via Zoom

Members Present:

Rick Huttner: President
Jim Prendergast: Treasurer
Jeanie Emigh: Secretary
Dan Patterson, Architectural Committee Chair
Mike August: Maintenance Committee Chair
Jay Eagen: Round-Up Editor
Mimi Frenette: Nominating Committee Chair

Additional Owners Present (1)

David Scholes

1. Call to order by Rick Huttner at 3:09PM

2. Approval of Minutes for BOD Meeting, November 17, 2021

BOD voted unanimously to approve minutes.

3. Report of Officers and Standing Committees:

a. President: Rick Huttner

Dog Incident: A owner at The Ranch submitted a written complaint to the BOD describing an incident where she was bitten by a dog belonging to a visitor of another Ranch owner. The dog was off leash and the incident occurred in an area near the preserve. Rick met with both parties and the owner of the dog that bit the person agreed to keep the dog restrained while on the property of the home they are visiting and on leash on all RPOA property including James easement. The dog's owner apologized and offered to cover any medical cost; there were none. Both parties are satisfied with the outcome of the discussions. No further action is required.

b. Secretary: Jeanie Emigh

A big thank you to all who helped decorate The Ranch for the holidays: Linda Phelp, Dot Wherley, George Widmeyer, and Ken Hunter. An additional thanks to the residents who decorated their homes to brighten up our neighborhood.

Welcome to new resident of Lot 66, Daniel Klein

We note the passing of three long term Ranch residents: Kay Lehman, Nett Stidham, and Charlie Burnham. Condolences go to their families.

In walking The Ranch, I have observed a number of violations of the DCCRs . All these incidents were easily corrected by talking with the owners who had forgotten or were not aware of the rules. It might be useful to cover of few of these in next Round-Up. Also, Jeanie asked that other BOD members speak with owners when they see an issue.

c. Treasurer/Finance: Jim Prendergast

Jim presented information and a draft of the 2022-2023 budget. A discussion was held regarding a proposed increase to certain accounts. With the cost of labor and fuel rising, we need to be prepared for cost increases. The information for the flower budget came from the committee members working in these areas. Jim is awaiting a written report from the Reserve Study company to make final adjustments. He proposed an assessment for the upcoming 2022-2023 year. We had no increase last year. The board will move forward and finalize these items in the next weeks.

A discussion was held regarding the Frederick Zink contract. There is a provider with years of experience working with HOA who is interested in bidding. The FZ contract was extended one year to 2021-2022 as no other provider submitted a bid. The BOD voted unanimously to put contract out for bid per our rules. Jim will move forward with the process. Worth noting both past and present treasurers are very happy with the work FZ has been doing and continues to do.

d. Architecture: Dan Patterson (Written report submitted)

Approved:

Lot 17: 1. Replace 5 skylights; 2. Paint/stain concrete slabs same color
3. Plant Japanese Maple on NW side of driveway.

Lot 30: 1. Install new gutter and downspout; 2. Replace front door.

e. Maintenance: Mike August

A discussion was held regarding snowplowing and road conditions in winter at The Ranch. The contract calls for 3 inches before plowing but the storm at end of December did not reach that amount for several days and thus much snow and ice were left on certain sections of road. This is compounded in these sections because of lack of sunshine from trees shading area. Mike will contact John Randle and have the icy areas sanded and ask that if conditions warrant plowing prior to 3-inch accumulation that they John will act accordingly. David Scholes commented on the fact that he was surprised by amount of snow still on our roads.

e. Nominating: Mimi Frenette

Dan Patterson was unanimously elected to the RPOA BOD by electronic vote confirmed this date. He will serve until the next Annual Meeting, June 19, 2022.

4. Items Requiring Discussing/Action

a. Front Entrance Sign:

Rick Huttner and Maureen Tara continue to move forward with this project. Removal of old sign and installation is set to go forward 4/1/22 weather permitting. At present costs appear to be within budget range but adjustments may be needed as work progresses; hopefully to be less costly than projected.

b. Internet Provider: Jay and George are moving forward with a contract with Network Solutions who will be our new web and email provider. A credit/debit card is required for billing purposes. Jim made a motion to the BOD to obtain a debit/ credit card from TBK, the RPOA bank. The card will be retained by the Treasurer who must approve all charges. The BOD voted unanimously to approve the motion.

5. New Business

a. Ranch Security: Jeanie Emigh

An adhoc camera installation committee met and recommended to the BOD that a camera be installed in the parking area by the reserve and RV lot to monitor damage and trespassing issues in that area. Also, a sign indicating video surveillance in the area was recommended. The BOD voted unanimously to approve the installation of a camera and a video surveillance sign. The footage from the camera will be viewed only on an incident related basis.

7. Announcements: None

8. Next BOD meeting: Monday, Feb 21, 2022 3pm via Zoom

9. Meeting adjourned and moved to Executive Session at 4:17PM

Respectfully Submitted:

Jeanie Emigh, Secretary

Approved:

Rick Huttner, President