

RPOA BOARD MEETING

March 21, 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 (4)

Bob Strumpf
George Widmeyer
Nancy Woods
Maureen Tara

1. Call to order by Rick Huttner at 3:00PM

2. Approval of Minutes for BOD Meeting, February 22, 2022

BOD voted unanimously to approve minutes.

3. Report of Officers and Standing Committees:

a. President: Rick Huttner

See Front Entrance Sign

b. Secretary: Jeanie Emigh

Condolence card was sent from RPOA to our neighbor, John Ott's family. His work with Animas Ditch and Animas Water have greatly benefited our community. His passing is a loss for us all.

c. Treasurer/Finance:

RPOA Financial Overview

We should finish fiscal year close to budget.

Question raised regarding adding an additional community clean-up. We are budgeted for two clean-ups: Spring and Fall

d. Maintenance: Mike August

Spring Landscaping Start Ups:

April 1, 2022: Earthscapes contract begins. April 11, 2022: Ditch gates open and ponds begin to fill; April 25, 2022 Individual homeowners' irrigation systems will be activated over a one-week period of time. These dates will be covered in the Spring Round-up, posted in the mailroom, and put on the website calendar. Date for Spring Curb Side Clean Up will be scheduled and that event posted as above.

Pond Liners:

This is a budget item for 2023-2024. Per the report done last year regarding water issues at The Ranch, (prepared by Erik Bikus) lining the ponds is not warranted going forward as the water from the ponds goes back into the ground water table and is essential to the long-term water usage in our community. The issue now is removal of the unsightly pond liners and repairing the the erosion that has occurred around the edges of certain ponds. Maureen, George, and Rick volunteered to do a survey of what liners can be removed and what repair work can be done. **(Action Item George Widmeyer)**

Landscaping on Cottonwood Creek Rd:

Doug of EarthScapes has submitted a design and we are awaiting costs. Hopefully this project will go forward in June. It will greatly enhance the entrance road into the Ranch and remove the unsightly and fire-dangerous Juniper bushes. Maureen will bring information regarding cost to BOD at April meeting. **(Action Item Maureen Tara.)**

Street Lights:

There have been notes left regarding street lights being on during the daytime. Phillip's Electric replaced, under warranty, several timers. Several of the light in question stay on during cloudy days because of the shade of nearby trees. Mimi will work with George and report any lights that need attention to Phillips. **(Action Item Mimi Frenette)**

e. Architecture: (Dan Patterson)

Applied:

Lot 143: Stain house in Black Elder; Trim Spicewood; replace wood shake roof With Owen Corning Duration, Teak color.

Approved:

Lot 71: replace sliding glass door; replace wood deck with Trek off master and great room.

Lot 78 Install awning windows in front and back bathrooms;

Lot 16: Plant Japanese maple on nw side of driveway; replace 5 skylights

Paint or stain concrete slabs lower patio with similar color or brown

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

Completed:

Lot 63: Replace wood on deck with same footprint

f. Nominating: Mimi Frenette

Discussion held regarding reducing BOD size to 5. Rick Huttner is completing 3 year term and Dan Patterson is finish 1 year of Mike Casper's term. Jay Eagen is finishing Linda Phelp's term and is willing to run for a 3-year term. We have no other candidates; thus, BOD size would drop to 5. After discussion the BOD determined to solicit new BOD members in the upcoming Spring Round-Up and go forward with a decision on this matter when and if we receive applicants. This will be reviewed at next BOD meeting. **(Action Item Mimi Frenette)**

4. Items Requiring Discussing/Action

a. Front Entrance Sign: Rick Huttner

A timeline for installation has been established and will be posted in the mailroom. Additional volunteers will be requested for traffic control. The sign company has yet to submit a correct invoice for payment, proof of insurance and a copy of the guarantee for workmanship and materials. Jim will work with Rick to obtain these prior to a check being issued to the sign company for payment.

b. Internet Provider: Jay Eagen

Jay stated the project is moving forward. There is still an issue with website data access that Jay is working on with Brainstorm.

c. Ranch Security: Jeanie Emigh

The sign indicating video surveillance has been installed on the fence in the preserve parking area.

Myself, Ken Short, and Doug Collins met on 3/16, 22 with representatives from the LPCSO to discuss Neighborhood Watch. Sgt. Matt Webb and Lt Tom Cowing stated Neighborhood Watch is communities working in collaboration to reduce crime in their area. Crime has increased over 17% in La Plata County in last two years and the North Hwy 550 corridor is showing this same or higher percentage of crime. There is only one deputy on patrol in our area. The LPCSO is short staffed at this time.

The LPCSO has no formal program like the Durango Police but our interest coupled with the need to have better community relationships in the north corridor, has inspired them to join a formal organization for law enforcement that sponsors Neighborhood Watch programs. They have had brief meetings with Sheriff Sean Smith who is onboard with this idea. If they join, this will bring resources to us such as information materials, signage paid for by the program., similar to Firewise. They are reaching out to our neighbors at Dalton and Estancia.

Going forward, Kent Short will be the liaison with LPSCO. We have had over 40 residents express interest in the program. Again, much like Firewise, the goal is community engagement in

doing specific things that can protect your property and that of your neighbors. At no time are patrols or personal confrontation with suspicious activities involved. Training is required and other resources for those who want it, such as having a deputy walk your property with you and suggest security measures such as removing bushes that obstruct views. The focus is safety and quality of life issues. Materials will be provided at upcoming Annual Meeting and a training with LPCSO will be scheduled for July for interested residents.

Jim Prendergast presented information regarding the pros and cons of having a gated community. Also, residents have proposed a Ranch wide video security system. These two suggestions will be put forward in the next Ranch survey. Residents are encouraged to give their input on security issues to the BOD.

The BOD supports the idea of the Neighborhood Watch being part of the programs that have BOD support.

5. New Business

a. Spring Roundup: Jay Eagen

Jay would like to get the Spring Round-UP out by 4/11/22. A list of articles and persons assigned to complete them will be sent to BOD members. Jay asked that these be completed and returned by 3/31/22.

b. Spring Schedule:

See Maintenance Spring Landscape Start-Ups.

7. Announcements: None

8. Next BOD Meeting: Wednesday, April 20, 2022 3PM VIA ZOOM

9. BOD unanimously moved to adjourn meeting at 4:47PM

Respectfully Submitted:

Jeanie Emigh, Secretary

Approved:

Rick Huttner, President