

**RPOA BOARD MEETING**  
**July 11, 2022**  
**Emigh-Hunter Residence**

**Members Present:**

Jay Eagen: President (Absent)  
Mimi Frenette: Vice President  
Jim Prendergast: Treasurer  
Jeanie Emigh: Secretary  
Mike August Maintenance Chair

**Additional Owners Present (4)**

Jane Burnier  
Maureen Tara  
Dot Wherley  
George Widmeyer

**1. Call to order by Mimi Frenette at 3:03PM**

**2. Approval of Minutes for BOD Meeting, June 19, 2022**

BOD voted unanimously to approve minutes.

**3. Report of Officers and Standing Committees:**

**a. Vice President: Mimi Frenette**

The BOD values statement distributed by Jay Eagen at the June 19, 2022 meeting was reviewed and discussed. All BOD members agreed to use these values as a basis for conducting board business including meetings.

Contracts that are up for renewal this fall are Earthscapes and John Randle snow removal. The last time the irrigation contract was put out for bid there were no bidders other than Earthscapes (**Jim Prendergast will review the requirements for putting contracts out for bid and report back at August Meeting**)

**b. Secretary: Jeanie Emigh**

Letters were sent to all our vendors: FZA, TBK, State Farm and our investment company

providing information about new BOD members.

In order to acknowledge the hard work done by our many Ranch residents who have given

many hours of their time to our community, Jeanie proposed writing individual thank you note to everyone. BOD agreed this was a good idea and Jeanie will begin the process of writing and sending these.

**c. Treasurer/Finance:**

Jim reported he is having trouble with email to and from FZA. Jay is only person with access to our account. Jim will attempt to contact him to resolve Jim presented information regarding this year's budget. We are remaining on track with current expenses.

**d. Maintenance: Mike August**

1. The Public Garden projects led by Mary Nowotny has been completed. It was a cooperative effort of the members of the Garden Committee with assistance from Earthscapes and Mountain Oasis
2. Laura Parker and San Juan Wildlife have been identifying and eliminating Gophers at the Ranch.
3. Maureen Tara and Cook's Land Service have developed and implemented a plan to eliminate noxious, invasive weeds. We will receive a rebate that will cover part of the cost of this project.
4. The removal and replacement of the Junipers along the big curve is underway.

A number of areas of border stones need to be replaced. **(Mike August will post a notice In mailroom asking residents to notify him of areas of concern for stone replacement)**

Discussion was held regarding the new emergency fire exist. The need to place a second lock for fire agencies was discussed but not clearly resolved and will be addressed at the August meeting. Agreement was made to not post a permanent sign but place one if need to use gate is required. A map has been posted in mailroom of the exit area and one will be attached to next issue of Roundup.

Maureen Tara reported that completion of the stone work for the front entrance has been scheduled for mid-August. The stone is at the vendors' yard and they are completing their work at Ft Lewis and will be available to do our work after completion of this project.

Firewise committee is moving forward with clearing brush on the Hwy 550 corridor along our fence line.

Ongoing work with replacement of culvers was discussed. Of particular concern is the culvert going into Fawn Lake and one on Cottonwood Creek by Lot 80 is not flowing well. There is money in the budget for future work on culvert covered in the reserve study. Jim will forward this information to Mike. **(Action Item Maureen will update Mike on what culvert repairs need to move forward this fall or**

or spring.)

**e. Architecture: (Written report)**

**Applied:**

No new applications received

**Approved:**

Lot 38 Install safety railing and back deck adjacent to Unit C4

Lot 78 Install awning windows in front and back bathrooms;

Lot 57 Install heat pump/air conditioning; Replace 12-foot sliding door

With 6-foot door with side windows; place woo decking with Trek off  
Great room and master same footprint.

Lot 78 Install awning windows front and back bathrooms

Lot 79 Install pergola over back patio

Lot 80 Replace deck with Tres same deck footprint

Lot 143 Install shed at rear of property

**Completed:**

Lot 143: Stain house; replace wood shake roof

**f. Nominating: Mimi Frenette**

No report

**4. Old Business:**

- a. Amended DCCRs filed with county clerk. Original given to Jeanie to place in safety deposit box at TBK. Amended DCCRs have been posted on website.
- b. Security Issues: The Neighborhood Watch committee met with LPCSO at their office and reviewed information that will be presented to Ranch community at a meeting in August.

**4. New Business:**

**a. Community Garden: Jane Burnier**

Jane discussed the need for community members to have access to fresh vegetables and has a garden of her own. She is willing to provide leadership for a community garden. In order to go forward the following items need to be done:  
determine if residents interested in participating; identify an area for the garden;

set a budget for the project and determine how cost will be covered. (**Action item: Jane Burnier/Mimi Frenette**)

**b. Memorial Benches: Dot Wherley**

Dot provided an extensive write up and a number of options for benches. The idea is to allow residents to purchase a bench and plaque and these would be placed on RPOA property to provide a place for people to sit and rest while walking or just a location to visit with one another for a moment of reflection. George offered to provide information about the company that supplied the picnic benches. The BOD

would need to establish a policy regarding the purchase, transfer of ownership of the benches, and a location for placement.

**c. Status of Rentals at the Ranch: Jeanie Emigh**

We currently have 6 full time rentals and 3 short term rentals. Several of the rental properties need attention as they are in disrepair. Jeanie proposed to get together with property managers and inspect the exterior of the properties and write letters to owners

requesting repairs such as replacement of roofs, rotten decks, painting exterior, etc. The BOD agreed this was a worthwhile pursuit. (**Action item Jeanie Emigh**)

**6. Next BOD Meeting: Sunday, August 15, 2022 at Prendergast Residence 117 Latigo**

**7. BOD unanimously moved to adjourn meeting at 4:24PM**

**Respectfully Submitted:**

**Jeanie Emigh, Secretary**

**Approved:**

**Vice President, Mimi Frenette**