

# RPOA BOARD MEETING

September 19, 2022

117 Latigo

## Members Present:

Jay Eagen: President

Mimi Frenette: Vice President

Jim Prendergast: Treasurer

Jeanie Emigh: Secretary

Mike August Maintenance Chair

## Additional Owners Present

Linda Philp, Architecture Committee

Maureen Tara

George Widmeyer

Gary Cacciatore

Doris Taglialatela

### 1. Call to order by Mimi Frenette at 3:07PM

### 2. Approval of Minutes for BOD Meeting, August, 2022

BOD voted unanimously to approve minutes.

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

#### a. Vice President: Mimi Frenette

No report

#### b. Secretary: Jeanie Emigh

The new Ranch Directories have been distributed and 20 mailed to owners currently not at The Ranch. Thanks to Carol Lewin for the extraordinary effort she went through to accomplish getting these beautiful new colored directories printed and ready for distribution at the annual Labor Day Picnic.

**Labor Day Picnic:** Attended by 65 people and very positive feedback. Thanks to the many volunteers who helped make it happen. Good to be back.

#### c. Treasurer: Jim Prendergast:

We are currently within the projected budget. Jim reviewed this information with the BOD. Any owner can request this information be sent to them by contacting [treasurer@rpoadurango.com](mailto:treasurer@rpoadurango.com)

A finance committee meeting will be held soon now that Jay has returned. At present, we have funds in cash which is a good position given the bond and stock market.

The committee needs to look at where to move those cash funds when it is time to do so.

All invoices for removal of the Junipers at the entrance have been received and paid.

The emergency exit project invoices have been paid and only remaining item is the submission of invoices for the locks.

**d. Architecture: (Written Report)**

**Applied:**

No new applications received

**Approved:**

Lot 7 Patch & repair driveway

Lot 16 Plant Japanese maple on NW side of driveway

Lot 22 Extend bed near driveway

Lot 25 Replace existing gutters

Lot 30 Plant 6-12 2-foot bushes in backyard as sound barrier to road; install new front door.

Lot 39 Replace wood on front porch with Envision

Replace bottom 3 boards on garage door stain to match (spring 2023)

Lot 71 Replace 12-foot sliding door with 6 foot and windows on side-

Awaiting window delivery

Lot 77 Replace wood shingle roof with Certain Teed Landmark shingle; color Shenandoah

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

With 6-foot door with side windows; place wood decking with Trek off great room and master same footprint

Lot 78 Install screen around AC unit; install awing windows in front & back bathrooms

Lot 143 Install 8' fence on property border with Fat Dog Lane

Subdivision. 8' height variance granted for privacy and security.

**Completed:**

Lot 48 Plant flowers, native grass, and shrubs. Repair & make improvements to Sprinkler system

Lot 57 Install Carrier heat pump and air conditioning system

Lot 77 Install Carrier heat pump and air conditioning system

**e. Maintenance: Mike August**

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**Trespassing Issues:**

There have been multiple trespassing issues along the boundary of The Ranch and one of its neighbors to the North. Since the no trespassing signs have been installed along 550 the number of incidences seems to have declined. Mike proposed that we install similar signs along this boundary. The owner of the property does not wish to place any signs. He was told by law enforcement that persons crossing his fence without permission constitutes trespassing.

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**Garden Committee:**

Kathrine Holt has agreed to chair the Garden Committee. Several proposals for garden upgrades are being considered and budgets are being developed to be included in the budget for next fiscal year. The BOD approved Katherine Holt as Garden Committee Chair. There are two paths to planting and refurbishing community gardens at The Ranch, one professional and the other driven by efforts by residents. Katherine asked that her committee approve the plantings in both approaches to ensure we are using plants and flowers compatible with our area. Katherine is also conferring with the contractor who submitted designs for our gardens in 2020 to help set the budget and ensure proper plants are installed. The Garden Committee has purchased two experimental signs (covering the cost at their own expense) to place in Garden #24 by Lot 94 to be named “Freedom Garden,” and in Garden #4 at the entrance to the circle named “Rainbow Bridge,” in memory of the many pets who have passed at The Ranch.

**Fall Cleanup:**

A notice about the Fall Cleanup is posted in the mail room and on the website. A couple of property owners have contacted Mike asking that limbs from common area trees that overhang private property be trimmed at RPOA expense. Mike responded that in his experience, property owners usually are responsible for trimming these limbs unless the tree is diseased. In reviewing this, there is seldom RPOA property between lots so owners will need to work out their own arrangements to trim trees. Trees on RPOA property will be surveyed by the Tree Committee to determine if trimming is needed.

**Culvert Replacement Project:**

Steve Pavlick of PST Engineering has been engaged again to draw up the specifications to replace 2 culverts that are scheduled in the reserve study in the next FY. He also looked at an issue with the Fawn Lake culvert which was replaced a few years ago. Water is leaking out of the lake around the pipe and the ground is subsiding. Since all the resources and materials required for the repair are already in place for the 2 culverts, it would make sense to add this repair to the project. If we were to defer the repair until later, we risk that the ground will eventually collapse and the water level of the lake will be lowered. The BOD wants to review the budget requirements for this project to ensure we remain in budget. Maureen Tara and George Widmeyer have agreed to take lead on this project.

**f. Nominating: Mimi Frenette**

No report

#### **4. Old Business:**

##### **Neighborhood Watch: (Mimi Frenette)**

There was a meeting held on August 18, 2022 attended by residents from 18 lots. A presentation was made by Kent Short on the mission and goals of the group that focus on building neighborhoods that look out for the welfare of their neighbors, not just observing and reporting possible criminal conduct. Next steps included a map of The Ranch for residents to adopt sections as Neighborhood Section Captains. Sgt. Matt Webb of LPCSO reported on crime in our area and how residents can contact LPCSO to report incidents. A description of the role of Neighborhood Captains created by Mimi and Kent was presented to the BOD.

Although trespassing at The Ranch seems to be less, residents still observe people walking into our community who do not live here and are not guests of residents.

The board had a lengthy discussion regarding creating a Neighborhood Watch Committee as a board committee. Jeanie talked with our insurance company and they would cover this committee, if created, as they do all current committees. This does not absolve a resident from being held individually liable should they take inappropriate action. A motion was made and seconded to approve formation of a Neighborhood Watch committee but the vote was postponed until the Oct. BOD meeting so Jay review the issue with our attorney. **(Action item Jay Eagen)**

##### **b. Irrigation /landscaping contract (George Widmeyer & James Prendergast)**

Earthscapes is in process of submitting a budget proposal for the one year extension on their contract. **(Action Item/George Widmeyer & James Prendergast)**

John Randle submitted his budget change request for the one-year extension of his contract for snow removal. He requested a small increase to cover fuel cost. A motion to approve his proposal for the 2022-2023 season was made and seconded. The BOD unanimously approved the motion.

##### **c. Schedule for irrigation/fall clean up (Mike August & George Widmeyer)**

The schedule has been posted in the mailroom and on the website. In discussion Jay clarified with George that the Hermosa Ditch headgates won't be shut until October 22, 2023 and that is when ponds will drain. This is an aesthetic concern for many residents. Jeanie will add this information to the announcement in the mailroom and on website.) **(Action item /Jeanie Emigh)**

**d. Status of Front Entrance Sign (Maureen Tara)**

The stonework and installation of the sign is complete. Doug, of Earthscapes, will install a weed barrier and soil. Maureen will work with Doug, Katherine Holt, and the garden committee to determine what plantings should be placed there next spring. All BOD members thanked Maureen for the great job she did leading and completing this difficult project.

**e. Approval of Amended RV parking lot rules (Mick Olmstead)**

In Mick's absence, Jay presented the information submitted at the August BOD meeting. A motion was made and seconded to adopt the new rules and the motion carried unanimously. **(Action Item: New posting website/mailroom Jeanie Emigh)**

**5. New Business:**

**a. Bulletin Board Posting Guidelines (Jeanie Emigh)**

An additional cork board was provided for RPOA postings that covers the previous paper delivery boxes. Residents want to post non RPOA material on this board as the board that has been provided is covered with postings, many that have been there for years. We need to have a place that current RPOA material is available for residents as well as providing a place for posting of items of interest regarding events and businesses. Jeanie recommended, and the BOD approved, a policy of dating non-BOD materials on the currently provided boards and to have them remain there for a maximum of 90 days or until announced event has passed. Jeanie will post this change and give time for current items to be removed and then clean off board to allow room for new postings. **(Action item Jeanie Emigh)**

**b. Delivery of Directories (Jeanie Emigh)**

See Secretary's Report

**c. Welcome Packet Review (Jeanie Emigh)**

A draft of the Welcome Packet for new owners has been distributed to the BOD. Thanks to Mimi Frenette for writing a great introduction. Jeanie will welcome feedback and will move forward with this project with the assistance of Desiree Collins. **(Action item Jeanie Emigh)**

**d. Network solutions (Jay Eagen)**

Jay will look into issues Jeanie has with sending email. He is also working with Myriam on the website.

**e. Round-Up/ Survey (Jay Eagen)**

Jay reviewed past BOD minutes regarding articles for upcoming Round-Up

and survey. Several items were listed in prior board meetings for survey questions. A list of articles and survey question were developed. Katherine Holt has agreed to assist. **(Action Item Jay Eagen/Katherine Holt)**

**Action Items Pending:**

**Neighborhood Watch / Jay Eagen contact attorney**  
**EarthScapes Contract/ George Widmeyer& Jim Prendergast**  
**Re-post Fall Clean Up information mailroom & website/ Jeanie Emigh**  
**Posting new RV Park Rules in mailroom and website/ Jeanie Emigh**  
**Bulletin Board Clean-up/ Jeanie Emigh**  
**Welcome Packet/ Jeanie Emigh & Desiree Collins**

**6. Next BOD Meeting: Monday, Oct 17, 2022 at 3PM Via Zoom**

**7. BOD unanimously moved to adjourn meeting at 5:07PM**

**Respectfully Submitted:**  
**Jeanie Emigh, Secretary**

**Approved:**  
**Mimi Frenette, Vice President**