

RPOA BOARD MEETING
October 17, 2022
262 Cottonwood Creek Rd.
Also, via zoom

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
George Widmeyer (on line)
Kent Short
Katherine Holt (on line)
Bob Strumpf (on line)
Doris Taglialatela

1. Call to order by Jay Eagen at 3:02PM

2. Approval of Minutes for BOD Meeting, September 19, 2022

BOD voted unanimously to approve minutes.

3. Report of Officers and Standing Committees:

a. President

Mimi and Jay met with attorney, Christina Landeryou regarding Neighborhood Watch and new Colorado Law regarding collection of delinquent assessments. A Neighborhood Watch committee would be covered under our current insurance, like any other committee. Ms. Landeryou cautioned that we not give owners any guarantee that we would be protecting their property or their safety. This is still an individual owners' responsibility

Colorado law now requires that RPOA give owners delinquent in payment of their assessment 18 months to pay. This will require a change in our policy and procedures. Ms. Landeryou estimated 3 hrs. time to accomplish this with an additional 1 hr. to send letter to delinquent owner. The attorney's rates are \$350 per hour. The BOD unanimously approved this expense. Jeanie and Jim will work on getting information to attorney for the letter. **A copy of the letter to be placed on the door of the property. (Action Item J. Emigh)**

A fall issue of the Round-Up was sent out. An additional email will be forthcoming covering the new emergency exit and how to access; produced by Sam Foster. The information was too lengthy for the Round-Up. **(Action item: J. Eagen/S. Foster)**

A recent issue came up regarding an owner removing a healthy tree from their property. This was done to complete a major landscape design change that would create a native plant garden.

The owner received permission from Sam Foster, as is the current process. As the follow up activity of installing a garden created a major design change, the feeling of the BOD is that should this occur again that a plan needs to be submitted to the Architecture Committee in advance for approval. The approval to remove dead or dying trees still rests with Sam Foster. (Note owner of lot that removed tree and installed new landscaping had applied and received Architectural Committee approval.)

b. Secretary: Jeanie Emigh

Working at redoing community bulletin board in mailroom. Posted notice that all posted items will be removed on 10/20/22 and any future postings can remain up for 90 days or until event is over. This will create a more current space with relevant information for owners.

We usually have a Holiday Party pot luck during December at an owners' home. Due to health concerns we have not done so for two years. Jeanie has hosted in the past but feels her home is too small to accommodate the attendees. At the BOD suggestion we will approach some owners with larger homes to see if they will host. The RPOA furnishes all supplies and owners contribute food. **(Action Item: J. Emigh)**

c. Treasurer: Jim Prendergast:

We are currently within the projected budget. Jim reviewed this information with the BOD. The front entrance sign is currently within budget. Awaiting information on the landscaping contract for 2023 to see if any budget adjustments are required.

The finance committee met on 10/4/22 with our financial advisor and recommends to the BOD that some of our cash holdings be moved to money market certificates. The BOD voted unanimously to do so.

Jim will contact Association Reserves to set up the annual reserve study. It does not include a site visit this year. As we are no longer going to reline the ponds, we need to look at where we want to move those funds. The maintenance committee looked at pond repairs and we need to adjust the budget accordingly in the next fiscal year. **(Action Item: Maintenance Committee)**

d. Architecture: (Written Report)

Applied:

All new applications approved

Approved:

- Lot 1 Add front porch north side and paint o match existing exterior
- Lot 16 Create native plant garden corner Fawn Lake/Cottonwood Creek
- Lot 22 Extend bed near driveway
- Lot 25 Replace existing gutters
- Lot 30 Install new front door (waiting on delivery)
- Lot 38 Install safety railing on back deck adjacent o unit C4
- Lot 39 Replace wood on front porch with Envision
 - Replace bottom 3 boards on garage door stain to match (spring 2023)
- Lot 48 Remove jacuzzi reinforce deck with treated wood/resurface with Trex
- 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 109 Revamp Island bed in front of house to replace dead tree
- Lot 143 Install 8' fence on property border with Fat Dog Lane
 - Subdivision. 8' height variance granted for privacy and security.

Completed:

- Lot 5 Repair deck same size and shape
- Lot 7 Patch and sealcoat driveway (will require additional work in spring 2023 due to rain damage when work done)
- Lot 16 Replace 5 skylights. Paint concrete slabs on lower patio to match existing stain
- Lot 70 Repaint house same color
- Lot 78 Install awing windows in front and back bathrooms
 - Install screen around AC unit

A recent inquiry from an owner concerned the wattage of security lights. The Architectural Rules

need to be amended to accommodate the use of LEDs and the wattage allowed should be listed in lumens. Jay will follow up with Marian Hamlen, Architecture Chair. (**Action M. Hamlen J. Eagen.**)

e. Maintenance: Mike August

550 Fence repairs completed. 5 rails replaced. Upright posts ok.

Woodchuck curbside cleanup will commence Monday, Tuesday Oct 17 & 18.

Owner asked for tree to be removed that he thought was on common property but it was determined it was on the owner's lot.

Culvert project repairs last major maintenance project for the fiscal year. George and Maureen have agreed to head project. The BOD unanimously approved an expenditure for a contractor to draw up specifications and seeks bids for this project.

Garden committee budget for flowers for 2023 still under review. Katherine Holt is doing excellent job of generating support from the committee members and coordinating projects. Questions regarding plantings in the gardens will be in upcoming survey.

An inquiry has been posted in mailroom to determine if streetlights are on during daylight hours or not coming on at night.

No action is being taken on rock replacement on shoulders as Mike felt no urgency on this matter. It will be reviewed in 2023. Parking on the shoulders, (against DCCRs) and snowplowing do damage to the rock borders.

f. Nominating: Mimi Frenette

No report

4. Old Business:

a. Neighborhood watch/ Mimi Frenette/Kent Short

A very lengthy discussion was held regarding creating a Neighborhood Watch committee as a RPOA committee. One Board member had strong objections. Neighborhood Watch is a National organization with guiding principles and must be registered with the local La Plata County Sheriff's department. As noted in President's report the committee members will be covered under RPOA insurance as all committee members similar to all BOD committees. A call for a vote, (pending from Sept. meeting) was made. The motion made was to include Neighborhood Watch as a committee on RPOA Board. The vote passed with 3 voting yes, 1 vote no, and 1 abstaining. Kent Short was approved as chair of this committee. Jay asked that Kent bring back information regarding committee members, procedures and policies of the Neighborhood Watch Committee to the next BOD meeting. **(Action Item K. Short)**

b. Irrigation/Landscaping contract: (George Widmeyer/ Mike August)

Still awaiting undated extension bid from Earthscapes. **(Action Item G. Widmeyer)**

d. Welcome Packet:

No further work on this project. Will be drafting a proposal for BOD review In November. **(Action Item J. Emigh)**

5. New Business:

Survey

Items for the next Ranch survey were reviewed and Mimi will work with Katherine Holt on completing these items. The survey will be sent out in November. Jeanie will follow up with owners who made suggestions regarding memorial benches and social activities in Bear Park. These items will be included in survey to determine if owners have an interest in pursuing them. Jeanie will get back with owners who made the suggestion to advise them of status. **(Action**

Item: M. Frenette; K. Holt, J. Eagen, J. Emigh)

Action Items Pending:

Neighborhood Watch / Kent Short

EarthScapes Contract/ George Widmeyer& Jim Prendergast

Emergency Exit notice/ Jay Eagen

Holiday Party/ Jeanie Emigh

Welcome Packet/ Jeanie Emigh

Pond Budget Revision for upcoming Association Reserve Study/ Maintenance)

Security Lights/ Jay Eagen

**Memorial Benches/Bear Park Summer Activity advise owners status of suggestion/
Jeanie Emigh**

Survey/ Mimi Frenette/Jay Eagen

Next BOD meeting scheduled for November 21, 2022, Monday 3pm via zoom

At 5.17PM the meeting was adjourned and moved to Executive Session

6. Next BOD Meeting: Monday, November 21, 2022 3pm via Zoom

7. BOD unanimously moved to adjourn meeting to Executive Session at 5:17PM

8. BOD met again in Executive Session on Tuesday, October 18 to review the resignation of Board member/Maintenance Chair Mike August. The resignation was accepted and the BOD will seek replacements for the vacancies.

Respectfully Submitted:

Jeanie Emigh, Secretary

Approved:
Jay Eagen, President