

RPOA BOARD MEETING
March 20, 2023
262 Cottonwood Creek Rd.
Also, via zoom

Members Present:

Jay Eagen: President
Mimi Frenette: Vice President
Jim Prendergast: Treasurer
Jeanie Emigh: Secretary
Maureen Tara, Maintenance Chair
Linda Philp: Architecture Committee
Cathy Roulstin

Additional Owners Present

Jim Prendergast, Treasurer, via Zoom
George Widmeyer, via zoom

1. Call to order by Jay Eagen at 3:23PM

2. Approval of Minutes for BOD Meeting, February 20, 2023

BOD voted unanimously to approve minutes.

3. Report of Officers and Standing Committees:

a. President: Jay Eagen

Jay led a discussion on one of the guiding principles of the RPOA Mission Statement:” “Take a fair ethical and objective approach in representing the interest of all homeowners”. Taking time to listen to both sides if there in a dispute was felt to be an important part of being fair. We should be hard on issues soft on people. It is important to recognize ones’ own bias and remove that from the discussion. Good communication is the key to being ethical and objective.

Mimi will provide the guiding principle for the next BOD meeting.

See agenda items for Jay’s additional reports.

b. Secretary: Jeanie Emigh

Only about half of owners have paid their Annual Assessment. Jim and Jeanie will follow up with FZ in April to track payments and if needed a reminder email can be sent at that time.

c. Treasurer: Jim Prendergast:

Jim indicated we are under projected on our budget through the end of the fiscal year. Given the return on our investments and coming in under budget we will be able to move a significant amount of funds to our reserve account, increasing our funding to an almost fully funded reserve.

d. Architecture: (Written Report)

Applied: No new applications

Approved: No new approvals

Completed: **Lot 105 Roof** installation completed

Lot 141 Safety rail installation completed

e. Maintenance: Maureen Tara

Curbside spring clean-up is set for 3 days: May 15, 16, 17, 2023.

Culvert installation project will begin on Monday March 27 at 3 locations: one at entry, one by townhouses on Cottonwood Creek Rd, and a repair on the Fawn Lake culvert.

There was an announcement via Ranch Roundup, and this was posted in mailroom.

Maureen and George are meeting with contractor to go over signage for roads and to determine if volunteers are needed for traffic control. Jay asked if the company could fill a couple of pot holes when they do the re-paving after culvert repair. Maureen will fill our road pot holes when they do the re-paving after culvert repair. Maureen will follow up.

Maureen is working with John Randle on getting streets swept. There appears to be a lot of small pieces of safety glass, possibly from a drop from trash trucks, that need to be removed. Jeanie will post information on all of the dates in mailroom.

(Action Item: Jeanie)

f. Nominating: Mimi Frenette

Mimi will work on developing bios for her and Cathy Roulstin for the upcoming Annual Meeting mailing. **(Action Item: Mimi)**

g. Neighborhood Watch:

No report

4. Old Business:

a. Update of Outdoor Lighting Changes: Jay Eagen

Jay has reviewed with interested parties the change to Section H of the Architectural Rules regarding outdoor lighting standards. He moved, and the BOD approved, the changes to the rules to reflect: "maximum wattage of exterior is 60 watts, 700 lumens, 10-watt LED, 42-watt halogen or 12-watt CFL". The motion passed unanimously.

Owners are encouraged to voluntarily comply with the new standards and streetlights will be replaced according to this standard as bulbs burn out.

b. Tennis Court Project: Jay Eagen

Further work including review of the area by contractors still awaits snow melt. **(Action Item: Jay)**

c. Removal of lien on property follow-up: Jim Prendergast

The lien has been satisfied and the past due assessment paid including attorney fees and interest. The annual 2023-2024 assessment has also been paid. Jay contacted the attorney to have lien removed.

d. Request for owner payment plan: Jim Prendergast

Jim moved and the BOD approved a payment plan for the owner who requested same. A copy will be placed in safety deposit box.

e. Status of Safety Deposit Box: Jeanie Emigh

Jeanie will work with Jay on updating items for the box and removal of items that we no longer need to keep.

f. Update on website issues: Jay Eagen

Problems continue with request to enhance SSL certification and work is ongoing. In addition, Jay worked with a trainer for Word Press to facilitate work on our website. Unfortunately, the situation is yet to be resolved.

There is a Ranch owner familiar with WordPress and Jay will reach out to him for assistance. The BOD will be updated on progress.

5. New Business:

a. Annual Meeting: Jeanie Emigh

Jeanie reviewed the needed items for the Annual Meeting mailing and as she will not be available to do the mailing Mimi volunteered to follow through.

(Action Item: Jeanie & Mimi)

b. Status of Memorial Benches: Dot Wherley

Jeanie reported that Dot is still working with several interested owners on style of bench they want to recommend to the BOD and placement of the benches. She will report back when this information is available.

c. Summer Social Season: Jeanie Emigh

The BOD discussed sponsorship of summer activities and approved sponsoring a Happy Hour at Bear Bark on Friday June 2, 2023 to kick off summer. Notices will be posted. Ranch resident Lana Leslie has expressed interest in having additional activities and will work with fellow residents on planning these when she returns to her home here.

c. Garage Sale: Jeanie Emigh

The pros and cons of RPOA sponsored garage sales were discussed. The BOD approved going forward with an RPOA sponsored garage sale scheduled for June 24, 2023, as long as six owners participate. This will allow summer owners to return and additional sign up at the Annual Meeting.

Action Items:

Annual Meeting Mailing: Jeanie Emigh; Mimi Frenette

Mailroom posting of spring work schedule: Jeanie Emigh

Annual Assessment Payment Update: Jim Prendergast; Jeanie Emigh

Tennis Court Project: Jay Eagen

Website Update: Jay Eagen

Next BOD meeting is scheduled for Monday, April 24, 2023, at 3pm

The BOD moved to adjourn meeting at 4:35 PM

Respectfully Submitted:

Jeanie Emigh, Secretary

Approved:

Jay Eagen, President