

**RPOA BOARD MEETING**  
**May 31, 2023**  
**262 Cottonwood Creek Rd.**

**Members Present:**

Jay Eagen: President  
Mimi Frenette: Vice President  
Jeanie Emigh: Secretary  
Jim Prendergast, Treasurer  
Maureen Tara, Maintenance Chair

**Additional Owners Present**

Linda Philp, Architecture Com.  
Marian Hamlen, Architecture Chair  
Scott Voss, Fishing Committee  
Ted Waterman, Fishing Committee  
Gary Cacciatore, Fishing Committee  
Len Schmeltzer, Fishing Committee  
Cat Roulstin  
Shelia Jamison

**1. Call to order by Jay Eagen at 3:15PM**

**2. Approval of Minutes for BOD Meeting, April 24, 2023**

BOD voted unanimously to approve minutes

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

**a. President: Jay Eagen**

See items under old business

**b. Vice President: Mimi Frenette**

No report

**c. Secretary: Jeanie Emigh**

Jeanie thanked Mimi, Jay and, Neida Jimenez for completing the Annual Meeting mailing in her absence.

Jeanie led a discussion on The Ranch Mission Statement Guiding Principle: "Enable opportunities for community activities and committees promoting a neighborly community that works together for the good of all." With the regular publication of the Round-Up and surveys, the association has been able to communicate more clearly with owners and get input. The bulletin boards in the mailroom have been redesigned to allow better flow of information. The formation of Neighborhood Watch has engaged residents in looking out for the community. The Garden Committee under the leadership of Katherine Holt has involved neighbors in looking out for and maintaining neighborhood gardens.

Jim Prendergast will lead discussion of guiding principle for June meeting.

**d. Treasurer: Jim Prendergast:**

We are still running slightly below budget. Earthscapes May invoices are expected to bring us close to budget. Question was raised if Doug has enough staff to meet contract obligations. Maureen will review this and report back. **(Action Item: Maintenance Chair)**

Six owners have yet to pay 20223-2024 Assessment. Two owners submitted checks made out to FZ not RPOA. This is being corrected. Jim and Jeanie will follow up with other owners.

Quick Books is working well so far.

Jim will make two motions at the Annual Meeting: One for 2023-2024 budget approval and one to move excess funds to our investment accounts.

Jim reviewed the information he will provide at Annual Meeting

**e. Architecture: Marian Hamlen**

Marian asked what information should be provided at the Annual Meeting.

It was requested that she provide summary of applications, approvals and, projects completed in last fiscal year. She agreed to do this.

There was discussion about tree removal and the required documentation. It was decided that a full Architectural Application was not necessary but a record of the request, Sam Fosters input, and approval or denial be maintained.

**f. Maintenance: Maureen Tara**

A new pump has been installed in Bear Park and connections to entrance sign garden and townhouses are ongoing. Hope to have Doug plant entrance garden by June 8, 2023.

Maureen requested approval for a landscaping re-design on the berm adjacent to James Ranch where junipers were removed two years ago. Given the high money amount requested the board requested further information on the design plan before approval.

Two trees will be added behind the pond adjacent to the townhomes along Hwy 550. where pinon trees were removed two years ago. BOD approved cost.

Under the supervision of Katherine Holt, the garden sponsors are submitting invoices to spend the previously approved budget for flowers. Katherine will approve these and forward to Maintenance Chair.

Discussion was held on replacement of sections of Goodman fence. Given the money amount involved it would need to go out to bid. Maureen will review the plan and come back to the board for approval and if bid is required. **(Action Item: Maintenance Chair.)**

The Ranch has several small bridges which are rotted out and in need of repair. These are not in Reserve Study There is money in the split rail fence allocation and this amount should more than cover cost. Jim approved use of this money for this purpose.

**g. Nominating: Mimi Frenette**

No report

**h. Neighborhood Watch:**

Still looking for two additional Captains for areas in The Ranch. Kent Short and Mimi Frenette are following up.

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

##### **a. Update on tennis court project: Jay Eagen**

The carpet was pulled back to help expose surface and allow contractors to view the work that needs to be done. Jay asked for assistance in pulling it back further to expose more of the underlying surface to assist in the assessment of work. **(Action Item Jay Eagen)**

##### **b. Update postings mailroom/website spring/summer activities: Jeanie Emigh**

A list of upcoming events has been posted in mailroom with correction for Garage Sale date. Sign up for garage sale will be posted this week. These items were also covered in recent addition of Round-Up.

##### **c. Gopher Update: Maureen Tara**

Maureen met with contractor and they agreed that areas that need treatment will be covered on an as needed basis on the berm and in the preserve.

The contractor agreed that regular bi-weekly treatment is not needed at this time.

##### **d. Bear Park pump replacement status: Maureen Tara**

The pump is in place and final connections including those to the new garden at the entrance sign and being completed. Hopefully everything will be up and Running by June 8, 2023.

##### **e. Front Entrance Capstone: Maureen Tara/Jay Eagen**

Maureen reviewed the history of the sign installation and actions taken.

No natural stone dark cap stone is available from the contractor that we used for the stone work at the entrance. Jay got a couple of concrete stones and placed them there for folks to look at. The consensus of the BOD is that these stones do not work and that any further look at the cap stone issue should await flower planting. The BOD will revisit this issue in the fall.

##### **f. Lot 82 easement: Jay Eagen**

Jay updated BOD on the issue as to how complex the legal requirements are and how potentially costly it might be to resolve the issue.

He will brief the owners at the Annual Meeting for information purposes. An estimate of the legal requirements and costs would need to be made prior to making any decisions. **(Ongoing Action Item: Jay Eagen)**

##### **g. Mailroom concrete steps repairs: Jeanie Emigh**

Jeanie reached out to Tim Nistler who did look at the stairs. He could do demolition but would have to work with a concrete contractor to replace stairs. He will get in touch with Jeanie upon his return from vacation.

**(Action Item: Jeanie Emigh)**

**5. New Business:**

**a. Annual Meeting /Proxy Returns BOD**

Jeanie will get grange key to Mimi and go through sign-in process with her. BOD agreed no refreshments will be provided. A list of items to be reviewed at the meeting was discussed.

**b. Fishing Committee:**

Committee members will be updated at BOD meeting following Annual Meeting. Members of the committee at this BOD meeting expressed concern over the number of people fishing at Bear Lake who don't appear to be owners or their guests. Several have been very nasty when asked if they were visiting or living here. They refused to leave and they have been seen taking fish from our ponds which constitutes theft. They asked if law enforcement should be called. Mimi said she would follow up with a meeting with this committee that included Neighborhood Watch. **(Action Item: Mimi Frenette)**

**Action Items:**

**Tennis Court Project: Jay Eagen**

**Easement Vacate: Jay Eagen**

**RPOA Garage Sale: Jeanie Emigh**

**Neighborhood Watch Captains: Mimi Frenette and Kent Short**

**Fishing Committee Issues/ Mimi Frenette**

**The BOD moved to adjourn meeting at 5:40 PM**

**Respectfully Submitted:**

**Jeanie Emigh, Secretary**

**Approved:**

**Jay Eagen, President**