

RPOA BOARD MEETING
June 18, 2023
96 Brookie Creek

Members Present:

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

Additional Owners Present

George Widmeyer
Kent Short: Neighborhood Watch
Scott Voss: Fishing Committee
Gary Cacciatore, Fishing Committee
Doris Tagliatela
Nancy Woods

1. Call to order by Jay Eagen at 3:05PM

2. Approval of Minutes for BOD Meeting, May 31, 2023

BOD voted unanimously to approve minutes

3. Report of Officers and Standing Committees:

a. President: Jay Eagen

Discussion of RPOA Mission Statement: "Protect and enhance the value of our neighborhood by maintaining all common areas." With the attention annually to the Reserve Study and keeping long term capital projects funded we are able to avoid assessments and maintain the common areas. The addition of the Garden Committee and their work has greatly enhanced the look of the common areas. Thank you, Katherine. The development of a Neighborhood Watch Committee continues to address the use of our common areas by unauthorized people. One of the principal roles of the BOD is the enhancement and protection of common areas.

Jay thanked everyone for their contributions to the Annual Meeting. Very positive feedback was received regarding the meeting being conducted in a very professional manner. The slide show developed by Mimi was enjoyed by all.

b. Vice President: Mimi Frenette

No report

c. Secretary: Jeanie Emigh

Jeanie thanked Mimi and those who helped with the Annual Meeting. Good feedback was received. 46 lots represented and 23 proxies.

d. Treasurer: Jim Prendergast:

We are still running slightly below budget. We are still working with two owners on outstanding assessments. The RPOA approved the movement of monies to the reserve and the BOD approved movement of that cash to our Morgan Stanley account. Jim will meet with the finance committee in coming month to determine where to place these funds. Currently CDs are showing return of 4.2 %.

Earthscape has hired additional staff to meet their contract.

e. Architecture:(Written report from May)

Approved:

- Lot 40: Extend back deck; install privacy fence
- Lot 40: Remove top terrace; reseed and plant 2 trees
- Lot 42,43: Restrain exterior

Completed:

- Lot 30: Install steps & handrail
- Lot 30: Install new front door and paint
- Lot 71: Replace sliding glass door; replace wood decking with trex
- Lot 106: Replace wood shingle roof
- Lot 105: Restrain house same color
- Lot 109: Relandscaping including island
- Lot142: Install 30 feet of 8-foot fence for privacy and security

f. Maintenance: Cat Roulstin

Cat was welcomed to the Board. She and Jay have met to go over BOD responsibilities and she has reviewed maintenance issues with George and Maureen. She will meet soon with Jim to go over billing procedures and submission / approval of invoices.

g. Nominating: Mimi Frenette

Mimi will place new sign in mailroom with new BOD members and Committees
She will also provide to Myriam for website posting.

h. Neighborhood Watch:

A new larger NW sign has been placed near entrance. The smaller sign was installed on the fire gate. There have been reported incidences of cars driving through The Ranch in early AM hours. An attempted break-in of property on Cottonwood Creek was reported. Owner was awakened, turned on lights and intruders left. Incident reported to LPSO. Other trespassing noted at Bear Lake. (See Fishing report)
Kent reminded residents to please report all incidences to him to keep an accurate record of occurrences.

4. Old Business:

a. Update on tennis court project: Jay Eagen

With the help of a "volunteer army" Jay was able to get carpet pulled back. Although

the surface area is had more cracks than expected.

The BOD approved the cost of having the Astro carpet and debris removed.

The cost may change as Kent volunteered his electrical outlet. Jay will send

A final cost estimate for approval via email. Where do we go from here?

There are several options including resurfacing on part of the court, redoing whole court, converting court to pickle ball only; using part of court that has surface removed for other purposes. Owner input will be requested.

(On going Item: Jay Eagen)

b. Easement Vacate: Jay Eagen

The cost involved in removing the easement that affects Lot 82 and several others was presented by Jay. Before moving forward, the BOD felt we should investigate if any other easements other than utilities need to be addressed.

BOD recommended contacting Bob Stumpf who is familiar with our plot maps and ask for his input. **(Action Item: Jeanie Emigh)**

c. Mailbox concrete steps repairs:

Still awaiting input from Tim Nistler. It will be a complex issue to repair/replace steps and keep mailroom accessible. Jay suggested contacting an architect he knows for input on remodel of mailroom. **(Action Item Jeanie Emigh Jay Eagen.**

d. RPOA Garage Sale: Jeanie Emigh

To date 17 homes have signed up. An add was placed in DH which was in Sunday's paper and will be in Wednesday and ongoing online. New post for yard signs will be purchased and distributed at mailroom to participants.

5. New Business:

a./c Election of BOD Officers and approval of Committee Chairs/Members:

The BOD elected the following officers for the 2023-2024 year:

Jay Eagen, President; Mimi Frenette, Vice President; Jim Prendergast, Treasurer; Jeanie Emigh, Secretary; Cathy Roulstin, Maintenance Chair
Committee Chairs and members approved attached to this email.

(Taken out of order ,this item was completed at start of meeting.)

b. Annual meeting minutes:

Jeanie is working with BOD members to gather their notes and input to complete Annual Meeting Minutes. **(Action Item: Jeanie Emigh)**

c. Maintenance transition: (See Maintenance)

d. Fishing Committee:

Scott Voss presented new Fishing Rules approved by his committee.

There continues to be a problem with persons fishing at Bear Lake who appear to have no connection to The Ranch. They are mostly young people who are rude. Working with Neighborhood Watch the

Committee thinks one good alternative is better signage at Bear Park That states, among other things, "If you don't live here, don't fish here." Issuing fishing permits to owners they could give to guests was also discussed. Question, do we have to stock Bear Park? Scott said it is the number one spot for owners to fish. At this time the committee will go forward with a new sign, green and gold, to match other Ranch signage. The BOD brainstormed the idea of a fishing permit and the committee was asked to come back with a sample. **(Action Item: Scott Voss)**

Action Items:

Tennis Court Project: Jay Eagen

Easement Vacate: Jeanie Emigh

RPOA Garage Sale: Jeanie Emigh

Annual Meeting Minutes: Jeanie Emigh

Concrete Steps: Jeanie Emigh/ Jay Eagen

Neighborhood Watch Captains: Mimi Frenette and Kent Short

Fishing Committee Sign: Scott Voss

Next BOD Meeting: Monday July17, 2023 3PM 96 Brookie Creek Back Deck

The BOD moved to adjourn meeting at 4:40 PM

Respectfully Submitted:

Jeanie Emigh, Secretary

Approved:

Jay Eagen, President

**The Ranch Property Owners Association
Board of Directors
June 2023 – June 2024**

President	Jay Eagen	president@rpoadurango.com
Vice President	Mimi Frenette	board5@rpoadurango.com
Treasurer	Jim Prendergast	treasurer@rpoadurango.com
Secretary	Jeanie Emigh	secretary@rpoadurango.com
Maintenance Chair	Cat Roulstin	maintenance@rpoadurango.com

2022-2023 RPOA COMMITTEES

Finance

Jim Prendergast – Chair treasurer@rpoadurango.com
Desiree Collins
Rick Huttner
Jay Eagen

Architecture

Marian Hamlen – Chair architecture@rpoadurango.com
Linda Philip –Board Representative
Janet Dermer
Dot Wehrly - Alternate
Scott Voss – Alternate

Nominating

Mimi Frenette – Chair board5@rpoadurango.com
Nancy Woods

Neighborhood Watch

Kent Short – Chair kfshort@frontier.net
Katherine Holt Carol Lewin Linda Philp
Dot Wehrly Mimi Frenette Jeanie Emigh

Cindy Pugsley

Maintenance Committees

Sustainable Landscape

<u>Maureen Tara</u>		<u>mltara5122@aol.com</u>
George Widmeyer	George Widmeyer	Scott Voss
Dan Patterson	Dot Wehrly	Sam Foster
Myriam Palmer	Scott Voss	Katherine Holt

Tree

<u>Sam Foster - Chair</u>	<u>gsamfoster@yahoo.com</u>
Scott Voss	

Firewise

<u>Sam Foster: Chair</u>	<u>gsamfoster@yahoo.com</u>
George Widmeyer	
Sheila Lee	

Fish/Fishing

<u>Scott Voss</u>	<u>svoss@gmail.com</u>
Ted Waterman	
Gary Cacciatore	
Len Schmeltzer	

Irrigation

<u>George Widmeyer – Chair</u>	<u>george.rpoa@gmail.com</u>
Bob Mals	
Frank Lee	

Garden

<u>Katherine Holt – Chair</u>		<u>katherine.holt@gmail.com</u>
Mary Nowotny	Michele Mals	Sam Foster
Dot Wehrly	Len Schmeltzer	Connie Voss
Lana Leslie	Laura Parker	Linda Olmstead
Maureen Tara	Nancy Cochran	Bob Condit
David Scholes		

Website

<u>Myriam Palmer - Chair</u>	<u>myriamandtony@gmail.com</u>
Carol Lewin	

Directory

<u>Carol Lewin</u>	<u>jclewin114@aol.com</u>
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RV Lot

<u>Mick Olmstead</u>	<u>otmsemail-rpoa@yahoo.com</u>
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Social

<u>Jeanie Emigh</u>	<u>secretary@rpoadurango.com</u>
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