

RPOA BOARD MEETING
July 17, 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
David Andrews
Scott Voss: Fishing Committee
Dave Scholes
Maureen Tara
Nancy Woods
Janet Dermer
Maureen Tara

1. Call to Order Jay Eagen at 3:03PM

2. Approval of Minutes for BOD Meeting, June 18,2023

BOD voted unanimously to approve minutes

3. Report of Officers and Standing Committees:

a. President: Jay Eagen

Round Up:

Jay asked for updates for upcoming summer Round-Up. Updates needed on fishing rules; mailroom remodel, and maintenance issues. There will be a link to a survey on what owners wish to do with tennis court. Jay shared survey questions with the BOD. Website: There were issues with website access to RPOA site. Jay has resolved these.

Mailroom:

Options are being looked at for the mailroom renovation including replacing stairs, creating a side door, and an entire revamp. Jay, Jeanie and Cat are working on this issue and it will be covered in next Round-Up. **Action Item: Jay, Cat, Jeanie**

b. Vice President: Mimi Frenette

No report

c. Secretary: Jeanie Emigh

See items under new business.

d. Treasurer: Jim Prendergast:

Jim reviewed the up-to-date budget information. We are currently under budget but that is expected to change when we receive the next Earthscapes billing which will bring us on target with current year budget expenditures. Our investments re bringing in over 4%

which is the best we have done in past several years. The Finance Committee will meet in coming month to vote to move cash funds into investment accounts. All assessments have been paid with exception of one lot doing monthly installments.

e. Architecture:(Written report)

Approved:

- Lot 78 Landscape corner of lot; install handrail on all exterior steps
- Lot 82 Paint exterior and replace windows
- Lot 84 Replace wood shake roof`

Completed:

- Lot 2 Wood shingle roof replaced
- Lot 33 Exterior re stained
- Lot 7 Patch and sealcoat driveway completed
- Lot 17 Remove Jacuzzi; reinforce deck with Trex
- Lot 22` Front entryway and side decks replace with pavers; planting bed added on side of garage and planting bed extended near driveway
- Lot 39 Replaced wood on front porch replaced with Envision; replaced 3 board on garage DOOR and stained
- Lot 42,43 Stain exterior with cabot cordovan brown
- Lot 78 Paint house existing color
- Lot 89 Replace deck front and rear using existing footprint with redwood deck

f. Maintenance: Cat Roulstin

Berm Project along James Ranch: Cost will not exceed \$5,000. The plan is to put in dirt and limited irrigation with xeric plants and natural grasses: Cat will bring back exact cost for BOD approval: **Action Item: Cat**

Behind the 500 Townhouses: Project included tinning crab apple trees, adding a drip system to service some xeric shrubs which will be planted by Earthscapes. The juniper roots will be removed by volunteers. Natural grass seed will be sewn in fall. BOD moved to approve cost for project.

Crack Seal Project: Cost estimates were received from 3 companies. BOD voted to approve contract with Tom's Asphalt who did repairs last year. Cat will post dates in mailroom when project will be done. Discussion over use of sand covering used in past that people tracked into their homes. Cat will review this procedure with contractor and inform BOD via email.

Fence Replacement Project: Bids are still being obtained. Discussion over what areas actually required replacement and what kind of wood would be used. Cat will bring information back to the BOD on this project. **Action Item Cat Roulstin**

Pond Erosion Project: Capital project. Eric Bikis proposed his company SGM prepare schematic drawings and short summary indicating areas requiring work. These will be

used to collect bid from contractors performing the work. The cost of this was voted on and approved by BOD.**Action Item Cat**

Earthscapes: Up to date with contract.

Gazebo: Needs sanding and repaint. This was done several years ago but is now in bad repair. Could be costly. Cat suggested we survey owners for what they want to do with the gazebo. Is it worth investing a significant amount of money? Further input is needed on this item before we move forward.

Cattails and water hemlock: BOD Approved company to remove hemlock. The cattail issue will be addressed by volunteers to see if they can remove them before going forward with contracting a company to do so.

An owner has mowed grass along Hwy550 which is an area that is maintained by CDOT. Although his work is appreciated it is probably not correct for anyone at Ranch to take on this project without CDOT approval.

BOD approved placement of two benches by Bear Lake. One was donated and repaired and the other built by Gary Cacciatore. Thank you

Gary also received permission to build a small bridge to cross stream below Bear Lake. Gary and the fishing committee also volunteered to repair and 3 additional bridges, 1 in Bear Park area and two at Fawn Lake. Only cost to HOA will be some materials. THANK YOU. Thanks to Maureen Tara form planting two maple trees by south pond along Hwy 550.

g. Nominating: Mimi Frenette

No report

h. Neighborhood Watch:

A meeting of the committee and Captains will occur when Mimi returns to Ranch in August. A neighborhood captain and assistant has been identified for Latigo. Residents are reminded to keep Kent Short, Chair of Committee, informed of any incidents. Jay asked Kent to do a write up for Round Up.

4. Old Business:

a. Update on tennis court project: Jay Eagen

There are several options for revamping tennis courts. Jay reviewed these with BOD which included proposed survey questions that will be included in next Round-UP. Input from community is needed before moving forward with the options.

Action Item: Jay.

b. Easement Vacate Status:

George Widmeyer found a plot map that shows the old easement that has been under discussion has been vacated. Jay will check with attorney to confirm that no additional actions are needed and then notify the affected owners: **Action Item: Jay**

c. Mailbox repairs/modernization:

Jay contacted 4 architects for input. The issue will be discussed in next Round-Up. Still looking at option of placing a door on south side as well as repairing stairs: **Action Item: Jay**

d. RPOA Garage Sale: Continued o August Meeting: **Action Item: Jeanie**

e. Fishing Committee sign update:

Scott Voss presented several options for signs for Bear Park Lake. One was selected and BOD approved placement of 4 signs in that area. In addition, the committee will create fishing passes for visitors/guest who are not accompanied by resident sponsor to ensure trespassers are not fishing at The Ranch. **Action Item Scott Voss**

5. New Business:

a. Cedar Shake Roofs: Removed from agenda

b. The Beach at the Cottonwoods:

Mimi indicated the area on Hermosa Creek which used to have a small sand like beach is now covered with rocks and weeds. BOD members agreed to go look at area before any action taken. Mimi suggested volunteers could probably clean up area. **Action Item Mimi**

c. Adding irrigation to berm behind townhouses adjacent to Hwy 550

Janet Dermer, David Andrews, and David Scholes, all owners of homes in this area, requested that irrigation be installed so grass can be grown in this area. The removal of trees and junipers have left the appearance of this area unsightly. At present owners are using irrigation water via taps to irrigate this area. George Widmeyer indicated there was sufficient water to do this project. Maureen Tara said that juniper roots are set to be removed and the new plantings, including additional trees are moving forward. Native grass seed will be used in late fall to cover area as snow is needed to help these grow. Cat will look at cost estimate or installing irrigation in this area and bring that information the BOD before moving forward with this project.

Action Item: Cat.

d. Use of names in Mailroom:

Jeanie expressed concern about using owners' names on postings in mailroom as this might be source of where some trespassers are getting names and using these names to say they are invited guests at The Ranch. At the moment other BOD members feel it is okay to leave BOD and Committee members names posted in mailroom. If problems pursuits we can revisit this issue.

e. Placement of Items on RPOA Property:

BOD agreed board permission is required and such action was taken with the placement of the benches by the Fishing Committee:

f. Animas Water Meter Installation at storeroom:

In Jay's absence the BOD voted, via email, to approve the tap fee imposed by Animas Water for this installation. Jay asked the BOD members to consider other options. After discussion on the options including the installing Bob's Johns near RV park, not having a tap, requesting a modified cost (Animas Water would not do this) the BOD voted four to 1 to approve the motion to go forward with the Animas Water tap by storeroom.

6: Next BOD meeting set for Monday, August 21, 2023 at 3PM. Back Deck 117 Latigo Rd.

7. BOD voted to adjourn meeting at 5:40PM

Action Items:

Fence Replacement: Cat Roulstin

Gazebo Repair: Cat Roulstin

RPOA Garage Sale: Jeanie Emigh

Tennis Court Project: Jay Eagen

Mailroom Remodel: Jay Eagen; Jeanie Emigh, Cat Roulstin

Irrigation behind townhouses fronting Hwy 550: Cat Roulstin

The Beach at Cottonwoods: Mimi Frenette

Pond Erosion Report: Cat Roulstin

Respectfully Submitted:

Jeanie Emigh, Secretary

Approved:

Jay Eagen, President