

RPOA BOARD MEETING

August 18, 2023

117 Latigo

Members Present:

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

Guests:

Dan James
Jim Wheeling

Additional Owners Present

George Widmeyer
Nieda Jimenez
Candida Bush
Jay & Mini Irwin
Janet Dermer
Nancy Woods
Janet Dermer
Marion Hamlen
Kent Short

1. Call to Order Jay Eagen at 3:05PM

2. James Ranch Update:

Members of the James family, Dan James and Jim Wheeling, updated the BOD on their families plans for the vacant property they own at The Ranch. The Ranch was developed by Dan's father and is a special place for them. They are proud of the community and want to preserve its' beauty. At present they own 5.45 acres adjacent to Cottonwood Creek Rd. and the RV park. They have very tentative plans to develop that land and build 10 homes. They will act as developers and want to work in a collaborative manner with the current Ranch owners. The family meets three times a year and all votes that affect the families' holdings must receive a unanimous vote. Their intent is to match the rest of the neighborhood. They will be the developers to ensure that this happens. A committee will be formed with the Architecture Committee to work with them as this process moves forward. Anyone interested in serving on this committee should contact Marion Hamlen, Architectural Chair, or any BOD member. The BOD thanked them for keeping us informed and we look forward to working collaboratively with them. They plan to schedule an upcoming tour of James Ranch for The Ranch residents and information will be posted when available.

3. Approval of Minutes for BOD Meeting, July 17, 2023

BOD voted unanimously to approve minutes

3. Report of Officers and Standing Committees:

a. President: Jay Eagen

Vacate Easement:

After checking with attorney there is sufficient documentation to state that the the easement covering Lot 82 and surrounding lots has been vacated. Copies of the plat was sent to homeowners who requested it. Chirs Serwe has submitted a complaint to the title company to cover the expense involved in clearing this matter. She requested they reimburse our legal expenses as well. An article concerning this was in the recent Round-Up

Ranch Round-Up:

Distributed by George via email first week of August

Animas Water Tap Fee:

Following BOD approval to install meter at the maintenance shed, the work has been completed and the invoice has been signed and forwarded to the treasurer for payment.

Fire Hydrants:

I took on project of repainting fire hydrants and received help from others. I determined that they should be tested by Animas Water and were tested in the spring of 2022. The BOD expressed their appreciation for Jay's hard work on this project.

LPEA Power Boxes:

Many of these look in poor conditions and need to be repainted. Homeowners need to make this request to LPEA. Those who have done so got a quick response and their boxes were repainted. Contact information was in August Round-Up but will be reposted as separate article so homeowners can follow up. George has agreed to work with me on requesting repaint on those boxes on common ground: **(Action Item Jeanie Emigh/ George Widmeyer/ Jay Eagen)**

b. Vice President: No report

c. Secretary:

New directories will be available at the Labor Day Picnic

d. Treasurer:

Met with financial advisor and finance committee and moved cash into money market account. Investments continue to do well. Jim reviewed income and expenditures and we remain slightly under budget.

Discussion Mission Principle: "Make and implement responsible decisions regarding the use of funds and assets belonging to the Association." By using finance committee and financial advisor we are able to invest conservatively and protect the RPOA assets. The development of a strong reserve fund to deal with capital improvements and unanticipated expenses have kept us from making any special assessments. Monthly tracking of expenditures and income are available to all owners on request and the yearly expenditures and income and investments are covered in annual meeting. This

provides transparency in all our financial affairs. This approach has led to protection of all RPOA assets.

e. Architecture:(Written report)

Approved:

- Lot 78 Replace screen door/storm door
- Lot 143 Enlarge driveway to include vehicle turnaround

Completed:

- Lot 25 Replace wood decking with TREX
- Lot 39 Restain unit D2 existing colors
- Lot 40 Remove terrace; reseed with grass & plant 2 trees
- Lot 40 Replace rock terracing with concrete landscaping blocks
- Lot 84 Remove and replace damaged fending on east side of back yard
- Lot 84 Cancelled roof replacement until 2024

Marion Hamlen, Architecture Chair wants to revise the indemnity form used by the committee. To do so will require legal advice and she ask BOD permission to work with RPOA lawyer to update the form and bring it into compliance with Colorado Law. The BOD approved this request and Marion will bring the form back to BOD when completed for approval.

f. Maintenance: Cat Roulstin

Pond Mitigation Project: As shown on the SGM drawing and specification it will be sent out to bid.

Berm Project along James Ranch BOD expressed concern about the scope of the project and the need to do some of the work proposed. Cat will continue to look at alternatives. **Action Item Cat**

Sprinkler system on berm behind 550 Townhomes: BOD approved cost of project that will be completed by Mountain Oasis this fall or spring of 2024

Fence Replacement Project: Only one company came in under the allotted budget for this project. The BOD approved selecting this bid and Cat will work with the company on the removal of the old fence and installation of the new section.

Action Item: Cat

Gazebo: Needs sanding and repaint. Cat will look at bids for doing the sanding and repainting. Also, we will seek input from the owners in next Round-up as to what they think should be done with the gazebo. It is seldom if ever used and is mainly a landscape view for owners who surround the area. **Action Item: Cat**

Cattails: A contractor has been hired to remove the cattails that are affecting the flow of water through the streams and ponds. Their product will not harm fish, dogs or wildlife.

Residents who are nearby the planned treated areas will be notified. Other Cattails will be left as they provide a habitat for the fish and help with erosion and provide other benefits to the waterways.

The crack seal project has been completed.

Woodchuck curbside clean-up is scheduled for Monday October 16, and Tuesday, Oct. 17.

Question brought up about street lights and how bright they are and shine into some homes. The bulbs can be adjusted so the lights are more directed at the street and Cat will look into this for next BOD meeting. The brightness of the lights provides a level of security to our neighborhood and also aids nighttime walkers. The BOD declined the offer of a resident to purchase a gopher extermination machine.

g. Nominating: Mimi Frenette

No report

h. Neighborhood Watch: Neighborhood Watch Captains and committee members:

Committee Members: Chair Kent Short, Mimi Frenette, Jeanie Emigh. Captains:

Katherine Holt, Carol Lewin, Linda Philp; Cindy Pugsley; Myriam Palmer, Frank Lee.

These were approved by the BOD A 3x5 card is being developed to give to residents so they know who their neighborhood captains are and how to report incidents.

There was another reported sighting of the individual in the Toyota truck coming into reserve late at night. Law enforcement was contacted but he left before their arrival.

Residents are encouraged to contact NW captains regarding incidents at The Ranch so we can make a data base to track reports. The emphasis of the committee is not only safety but the well being of residents and providing services such as transportation to appointments or other needs that committee chairs and captains could accommodate.

4. Old Business:

a. Concrete Steps Project: Still looking at options. Have not found a contractor to give a bid on replacing concrete. Jeanie suggested looking at metal stairs and will contact a contractor to see if it is possible and to obtain bid: **Action Item: Jeanie, Jay, Cat**

b. Garage Sale: Two options were discussed. First to continue to do what we have done historically which is to place a community add in Durango Herald and assist residents with signs. Second option is to only set a date for the sales and residents are on their own regarding adds and signs. Concern was expressed over the possible "casing of the neighborhood" as a result of community add and in addition the high number of people attending resulted in many vehicles speeding through The Ranch. This year's garage sale resulted in high turn out and good sales so community adds do produce this result. Community input will be solicited via the winter Round-Up and a survey.

The BOD will consider the input before making a decision regarding options: **Action Item: Jay, Jeanie (Winter Ranch Round-up survey)**

Fishing Rules and Passes: New rules and information about obtaining passes has been posted in mailroom. Final approval of this process is awaiting BOD approval after we receive feedback. To date there has been no negative feedback. Candida Bush expressed concern over the definition of “guest” and felt this should be only persons visiting the home of a resident rather than someone invited for the day who could bring friends unknown to the resident sponsoring the visit.

Animas Water Meter Installation: See President’s Report

Cost Assessment for irrigation grass behind Hwy 550 townhomes: See Maintenance Report.

Tennis Project survey results: 80 persons responded. Rank order of response choices: 1: Replace entire area; 2. Do half of court 3. remove court entirely. There is an estimated cost with each option and #3 is likely to cost as much as option 1 with the demolition and hauling fees. Bob Cochran has agreed to assist with this project. Jay will look at cost bids to do option 1, selected by most residents. **Action Item Jay**

5. New Business:

a. Network Solutions/RPOA Website:

Myriam Palmer has asked us to find a volunteer to replace her as person overseeing website. Ken Hunter has agreed to assume this role. Myriam and Jay are working with him to complete the turnover.

b. Labor Day Picnic: Will be held at Bear Park on Monday Sept 4, 2023 from 5pm to 7pm. Help is needed for set up so please come at 4:30PM if possible. Signup sheets will be posted in mailroom. RPOA provides non-alcoholic drinks and Serious Texas turkey and brisket.

6: Next BOD meeting set for Monday, Sept 18, 2023 at 3PM. Back Deck 117 Latigo Rd.

7. BOD voted to adjourn meeting at 5:35

Action Items:

Berm Project: Cat Roulstin

Gazebo Repair: Cat Roulstin

Tennis Court Project: Jay Eagen

Mailroom Remodel: Jay Eagen; Jeanie Emigh, Cat Roulstin

LPEA Power Boxes: Jeanie Emigh; Jay Eagen; George Widmeyer

Respectfully Submitted:

Jeanie Emigh, Secretary

Approved:
Jay Eagen, President