

**RPOA BOARD MEETING**  
**September 18, 2023 3PM**  
**117 Latigo**

**Members Present**

Mimi Frenette, Vice President  
Jeanie Emigh, Secretary  
James Prendergast, Treasurer  
Cat Roulstin, Maintenance Chair

**Additional Owners Present**

George Widmeyer  
Bob Strumpf  
Mike Jeppesen  
Janet Dermer, Arch. Com.  
Marion Hamlen, Arch. Com. Chair  
Scott Voss, Fishing Com. Chair

**1. Call to Order Mimi Frenette at 3:05PM**

**2. Approval of Minutes for BOD Meeting, August 23, 2023**

BOD voted unanimously to approve minutes

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

**a. President: Jay Eagen: (Written Report)**

**Vacate Easement:** Our expenses were included with those of Chris Serwe who has submitted them to title company for reimbursement for this issue.

**Architecture Committee:** Marian Hamlen has identified two potential issues the AC may bring to the Board (a) fences for exterior properties as defined in the AC rules and (b) indemnification for certain ADC projects.

**Network Solutions:** Ken Hunter has taken on job of website manager from Myriam Palmer. Thank you, Ken,

**Tennis Court:** A summary of survey results was sent to all homeowners last week in Ranch Round-up. I provided clarification to a few owners who incorrectly interpreted results. Bob Cochran has volunteered to help with this project.

**Fire Hydrants Testing:** Heard back from Animas water that they plan to test the hydrants later in September after they complete the update of their meters.

**LPEA Boxes:** Many boxes are in poor condition. If box is on private property the owner must request they be repainted. Instructions on this were posted in mailroom. Individual owners can't paint boxes only LPEA can. We need to follow up and request boxes on common areas be repainted

**Gazebo:** Talked with contractor who submitted bid to do two coats of stain following power washing. It may result in some paint chips falling into pond. Quote forwarded to Cat who is pursuing additional quotes for the work.

**b. Vice President:** No report

**c. Secretary:**

**Security Cameras:**

A Ranch Resident is willing to install a trail camera on a tree on his property which will show those entering and exiting The Ranch. This will give us some indication if cars are driving thru The Ranch late at night/early morning. A nearby development, Red Rocks, installed a security camera system at their entrance for a cost of \$6,000. This uploads information to a cloud server for review and also has a license number reader. Vendor is willing to demonstrate for our community if requested. This will not be pursued at this time.

**Mission Statement Discussion:**

We did not select one for this month's meeting. Cat Roulstin will select one for Oct. Meeting.

**James Ranch Tour:**

14 lots were represented on a tour of the James family ranch. A thank you note was sent Marian Hamlen has volunteered to take the lead of this.

**d. Treasurer:**

3% under projected budget. Reserve funds have grown over last five month. We are seeing a return of 4/6%. Jim reviewed budget figures. He is currently filling out the form for the annual review by Association Reserves and will be seeking input, most particularly from Maintenance.

**e. Architecture:**

Board expressed appreciation to Janet for her spreadsheet reviews that keep us up to date on the application, approvals, and completions.

As all approved project applications must be completed within 270 days, Jeanie asked that this section of the spreadsheet be updated as there are several projects that do not show completion well past 270 days. Janet will review.

Marian Hamlen presented a new application/indemnity form for the BOD's review. It eliminates the \$500 deposit which is not felt to be necessary as the owners sign a document stating they are responsible for any damage to common ground by contractors. The BOD will review and move forward at October BOD meeting. **(Action Item BOD)**

**Approved:**

- Lot 148 Install Heat pump
- Lot 144 Remove dead Aspen and plant additional trees
- Lot 23 Replace flagstone patio with stamped concrete

**Completed:**

- Lot 143 Enlarge driveway to include vehicle turnaround
- Lot 32 Install new storm door

**f. Maintenance: Cat Roulstin**

**Berm Project along James Ranch boundary:**

Plan submitted and approved by the board as it is now within budget. It includes removing the black plastic pond lines and covering area with topsoil and reseeding with natural grass.

**Bench Placement on Preserve Path:**

BOD approved placement of bench in this area. Thank you, Gary Cacciatore, for constructing another beautiful bench.

**Old Business:**

Fence Replacement by Bear Park due for completion 10/1/23

Cattails sprayed in some areas. Volunteers will attempt to pull additional areas by hand.

The fishing committee has replaced bridges in Bear Park and Fawn Lake THANK YOU!

**New Updates:**

BOD approved bid to restrain the Gazebo; work will commence in October 2023

Mail Room Project: Still looking at options see old business

Pond Mitigation Project: With engineering design complete, project will go out to bid.

Street Light Containment: Several experiments will be tried to reduce light going into residents' windows

Common Area by Patterson residents: All sprinkler heads and filters have been replaced.

An additional twenty minutes of sprinkler time was added to each day. A new zone may need to be considered for next year if these current changes do not alleviate the brown areas. Simply extending the river rock in this area is another option.

**g. Nominating: Mimi Frenette**

No report

#### **h. Neighborhood Watch:**

With Linda Philp moving from The Ranch a new neighborhood captain will need to be selected for the circle. Mimi emphasized that is extremely important that any incidents at The Ranch be reported to the Neighborhood Captain, and Kent Short, Chair of the Committee. **(Action Item: Kent Short)**

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

##### **a. Mailbox room steps/alternatives;**

Tim Nistler said he had a welder that might be able to construct metal steps for this area. We will continue to pursue this option. (Action Item: Jeanie E. Cat R.)

##### **b. Labor Day Picnic:**

80 people attended. Food was great and everyone pitched in to help and make it a fun event. The cost of Serious Texas BBQ was felt to be ok by BOD. Next event is the Holiday Party which the Pugsley's have volunteered to host.

New Directories were distributed, 40 were hand delivered to owners, and 15 have been mailed. Thank you, Carol Lewin, for doing such a beautiful job.

##### **c. Approval of Fish Committee Rules:**

Scott Voss presented a mission statement and goals for The Ranch fishing committee. With a minor edit they were approved by the BOD. Once edit is completed they will be posted on the web-site and in mailroom. The BOD also approved the new Fishing Rules for The Ranch, and these will also be posted.

#### **5. New Business:**

##### **a. Website Management:**

BOD approved adding a home page to the website. The home page will include the announcements/events page. The pictures and Myriam's write up will be moved to "About Us" In addition, access to Archived information open only to BOD and upon request by owner. Also, we would like to update gallery page with new more current photos and could ask for submission with next edition of Round-Up.

#### **6: Next BOD meeting set for Monday, Oct 23, 2023 at 3PM.262 Cottonwood Creek Rd.**

#### **7. BOD moved to Executive Session at 4PM.**

**8. BOD meeting Adjourned 4:15PM**

**Action Items:**

**Approval of Architectural Application Indemnity Form: BOD**

**Mailroom Stairs: Jeanie E, Cat R.**

**Fall Round-up Jay E.**

**Respectfully Submitted:**

**Jeanie Emigh, Secretary**

**Approved:**

**Mimi Frenette, Vice Presiden**