

RPOA BOARD MEETING MINUTES
October 23, 2023 3PM
480 Cottonwood Creek & via zoom

Members Present

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

Additional Owners Present

George Widmeyer
Marian Hamlen, Architecture Chair
Gary Cacciatore
Doris Tagliatela

1. Call to Order Jay Eagen 3:00PM

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

3. Mission Principles Discussion Led by Cat Roulstin:

“Treat every person and issue which comes before the Board with respect.” In the past owners were not given full opportunity to present issues as sufficient time was not allotted. Now at the start of every meeting any owners attending are asked to introduce themselves and if they have issue, they wish to discuss, so they will not have to wait until end of the meeting. This Board stresses openness and transparency with the publication of detailed minutes and articles in the Ranch Roundup. In addition, important issues are presented in a survey format to get owners input before decisions are made.

4. Report of Officers and Standing Committees:

a. President: Jay Eagen

Vacate Easement: Our attorney updated our expenses to the title company for reimbursement. Still awaiting word from Chris Serwe on status of claim.

Fall Ranch Roundup: Looking for input for articles.

Tennis Court: Bob Cochran and I have split up reaching out to firms and contacts to do the work. We have yet to hear back. It is now a scheduled project for spring/summer of 2024.

Mailroom Renovation: Still need a firm idea of what direction we want to go so we can get bids. This may include a door on south side for entry and new steps either concrete or steel. Jeanie, Cat, and Jay will continue to pursue options.

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. It appears that they have not yet tested so will check again.

LPEA Boxes: Instructions were posted giving information to owners as to how to contact LPEA to get electrical boxes on their property painted.

Gazebo: See Maintenance Report

b. Vice President: No report

c. Secretary:

BOD Meeting Schedule

Because of travel plans for several BOD members and upcoming holidays the following schedule of meetings for next three months was established:

Saturday, November 11, 2023, 3pm; December no meeting; Monday, January 15, 2023 3PM.

d. Treasurer:

We are in good shape with budget. Slightly over projection but that will change now that the summer season is almost over. Our reserve fund is still paying 4.6% which is very good. We need to review cost for capital expenses and add any additional items that may require attention. Jim reviewed all the expenditures and reports with the Board.

e. Architecture: (written report)

Approved:

- Lot 147 Replace driveway and walkway with concrete
- Lot 148 Install heat pump behind berm in front of property
- Lot 23 Replace flagstone patio with stamped concrete

Completed:

- Lot 40 Extend deck & install privacy screen
- Lot 144 Remove diseased trees and replace with new Aspens
- Lot 82 Install air conditioning with screening
- Lot 23 Install flagstone patio with stamped concrete in terra cotta

f. Maintenance: Cat Roulstin

Capital Project 2197: Waterscape Beds:

SGM developed engineering specification for sections of the pond where erosion is occurring. Earthscapes and S&S construction have provided bids that require further clarification which Cat will pursue. **(Action Item: Cat R.)**

In addition to shoring up these two erosion areas of the ponds the question about the exposure of old pond linings has been raised. Cat proposed, and the BOD agreed, to

try several different techniques to see what would work best to remove the unsightly exposed linings. She will report back to BOD. As previously decided on a report submitted the ponds do not need to be lined and the water going into the water table is a benefit to our system.

Old Business:

Completed projects: Gazebo staining, fence along Goodman estates, James Ranch Berm, new bridge at Latigo common area, new bench at the Preserve, and fall clean up. The Gazebo staining project was paid out of maintenance budget and not capital expense. Contractor recommended that it be re-stained every other year.

Streetlight dimming project experiment: Working with Phillips Electric lower lumen bulbs were installed and a two-inch dark perimeter was painted on the light cover. This seems to work. Cat will write article for next Round-Up letting owners know how to request a streetlight review. This will only pertain to lights that shine directly into sleeping areas.

g. Nominating: Mimi Frenette

There will be two open positions for BOD members in 2024 and a new chair of the Architecture Committee is needed. We need to look at actively recruiting in the new year. Possibly an article in the Round-Up requesting applications.

h. Neighborhood Watch:

Trail camera mounted in Preserve indicates that the trespasser falsely claiming to be related to a Ranch owner has not returned. We are still exploring installing a trail camera to look at nighttime comings and goings from the entrance area.

4. Old Business:

a. Review of change to architectural application form: Marian H./BOD

The BOD has tabled this for later discussion due to possible expansion of homes in the Ranch with the James Ranch development

b. Tennis Court Project: Jay E.

See President's report

c. Reserve Study:

Working on getting ahold of Association Reserves to begin update for 2024-2025 Budget year. The BOD will need to look closely at any requirements to update capital projects.

d. Mailroom Stairs:

A more specific design is needed to receive bids on this project. Gary Cacciatore volunteered to work with Cat on developing a drawing with suggestion for replacing stairs and including easier access. **(Action Item Cat. R.)**

5. New Business:

a. Schedule for Upcoming Meetings: Jeanie E.

See Secretary's Report

b. Holiday Party:

Set for December 15, 2023 5-7pm at 340 Cottonwood Creek Rd.

Announcement will be posted online and in mailroom.

c. Snow Removal Contract;

The BOD approved a one-year extension to John Randle's contract. This is the final extension that can be given. The contract will have to go out for bid in 2024 for 2024-2025 winter.

6. Next BOD Meeting Saturday Nov. 11, 2023 3pm at 262 Cottonwood Creek Rd.

7. BOD Meeting Adjourned: 4:45PM

Action Items:

Approval of Architectural Application Indemnity Form: BOD

Mailroom Stairs: Jeanie E, Cat R.

Fall Round-up: Jay E.

Pond erosion project: Cat R.

Respectfully Submitted:

Jeanie Emigh, Secretary

Approved:

Jay Eagen, President