

**RPOA BOARD MEETING MINUTES**  
**November 11, 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**

Geoge Widmeyer  
Bill & Bernedette McNally  
Kent Short  
Bob Strumpf via zoom  
Larry Koonz

**1. Call to Order Jay Eagen 3:00PM**

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

**3. Mission Principles Discussion Led by Jay Eagen**

“Uphold the Covenants, By-Laws, Deed Restriction and Policies of the Homeowners Association.” Addressing violations of these rules is often a difficult task as these are our friends and neighbors. Jeanie reminded BOD members that our attorney has stated we must uphold all the rules as failure to do one compromises ability to do others. Consensus was the best way to communicate a violation is by email if possible. Overall community members are following rules. Greatest failures are homeowners doing improvements without permission of Architecture Committee. Perhaps an article in next Roundup reminding folks of the guidelines would be helpful.

January meeting guiding principle discussion will be led by Mimi on: “Work with residents in a professional, objective, ethical manner and resolve or respond to requests in a timely manner”.

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

**a. President:**

Chris Serwe is still investigating a rebate for easement error made by title company. The Animas water company will test fire hydrants later this month after they complete the update of their meters.  
See items under old business/new business for additional information.

**b. Vice President:**

No report

**c. Secretary:**

No report

**d. Treasurer: Jim Prendergast**

Jim provided an update on current expenditures. We are within budget. Our investments continue to do well. He presented a rough draft of the 2024-2025 budget. Input is still needed on items in reserves study as to projected needs to repair/replace areas within The Ranch. A scope of work is needed for landscaping and irrigation as we have completed the last year of the Earthscapes contract. The contract must go out for new bids. Cat will follow Up. **(Action Item Cat Roulstin/ BOD.)**

**e. Architecture: (written report)**

**Approved:**

- Lot 25      Add addition on west side of garage
- Lot 32      Install air conditioning

**Completed:**

- Lot 23      Replace flagstone patio with stamped concrete in terra cotta
- Lot 82      Install air conditioning/and screen
- Lot 82      Install new windows and paint
- Lot 144     Remove dead trees
- Lot 148     Install heat pump behind berm

**Cancelled:**

- Lot 38      Install safety railing on back deck on hold

**f. Maintenance: Cat Roulstin**

Two bids have been received for the pond erosion project. Cat is seeking a third bid before the BOD take actions. **(Action Item Cat Roulstin.)**

**g. Nominating: Mimi Frenette**

Still looking at need for 2 new BOD members and chair for Architecture Committee. An article will be written for next Round-Up seeking applications.

**h. Neighborhood Watch: Kent Short**

With exception of some issues with unauthorized persons fishing in ponds there appears to be a reduction in number of trespassing incidents. The committee would like to receive information from residents on any issues they may identify with security in our development.

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

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

Tabled for further review pending James Ranch project

##### **b. Tennis Court Project: Jay E.**

Jay is seeking additional potential contractors as the two we have focused on to date have not been responsive. Target remains as a spring/summer 2024 project. An updated article will be included in the November Round-Up. **(Action Item Jay Eagen)**

##### **c. James Ranch Development:**

Jay, Mimi and Cat received additional information from James Ranch which was shared with the BOD. The project includes 9 potential lots, some smaller in size than requirement of 12,000 sf found in DCCRs. 1/3 of the 5 ¾ acres would be developed and the rest would be new common ground including pond. No set schedule yet. County planning department approval required. There are two options for buyers: (1) buyers buy land and obtain own builder or: (2) a master builder would create 3 model option to choose from. There are several issues: insufficient lot size, ditch locations; sewer access and building on wet lands. **(Action Item BOD)**

Jay suggested forming an advisory committee to work with Architectural Committee and board. One of the purposes of this committee is to keep the community informed of what is happening with the project and mitigate concerns and impacts on existing roads and infrastructure, and to preserve character of neighborhood. An article requesting volunteers and informing owners of current status of this project will be in the November Round-Up. A motion was made the board approved creation off a special committee tto assist with the potential development. **(Action Item Jay Eagen)**

##### **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 tor replacing stairs and including easier access. One item of concern is maintaining access to the mailboxes during and renovation project. **(Action Item Cat. R.)**

##### **e. Round-UP.**

Jay reviewed articles for November Round-Up and requested that articles that are set to appear be sent to him ASAP.

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

##### **a. Budget input/Reserve Study: Jim Prendergast**

See Treasurer Report.

#### **6. Next BOD Meeting Monday January 22, 2023 3pm at location TBD**

**7. BOD Meeting Adjourned: 4:45PM**

**Action Items:**

**James Ranch: BOD**

**Mailroom: Cat R.**

**Tennis Court: Jay E.**

**Pond project: Cat R.**

**Irrigation/Landscaping Contract: Cat R.**

**Respectfully Submitted:**

**Jeanie Emigh, Secretary**

**Approved:**

**Jay Eagen, President**