

RPOA BOARD MEETING MINUTES
February 19, 2024 3:30PM
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
Ted Waterman
Larry Konz
Mike Jeppesen
Neida Jimenez
Rick Huttner
Kent Short: Neighborhood Watch Chair

1. Call to Order Jay Eagen 3:06PM

2. Approval of Minutes for BOD Meeting, January 22, 2024

Meeting minutes approved unanimously by BOD

3. Mission Principles Discussion Led by James Prendergast

“Make and implement responsible decisions regarding the use of funds and assets belonging to the Association” Jim commented that this coming year we are using funds from capital expenses that have been accumulated in the Reserve Fund. This allows us to maintain our assets without the need for special assessments. The BOD has adopted this practice on an annual basis.

4. Report of Officers and Standing Committees:

a. President:

b. Easement Vacate reimbursement: Jay emailed Chris asking for an update on this issue. No response to date.

Ranch Round-Up. Looking to produce new spring edition in April. Lary Koons shared information about cleans up after pets. Jon Burden wants to discuss a possible Facebook Page. As Jon was not at the meeting discussion on this was postponed.

Fire Hydrant Testing: Jay has yet to hear from Animas Water as to when they will test our hydrants. It was pending as they planned to do it following update of their meters. **(Action Item Jay)**

Flood Plan Map: Four owners’ property are potentially impacted by the newly drawn county map. Jay will follow up with owners to ensure they have seen the new map. **(Action Item: Jay Eagen)**

b. Vice President:

No report

c. Secretary:

Jeanie received the new assessment invoices from FZ. Twenty owners' invoices had to be redone as they did not contain owners' names. New payment procedures allow for electronic check payment but not credit cards as cost too high. The new procedure is outlined on the invoices. Anticipate having the invoices and budget letter in mail by 2/21/24.

d. Treasurer: Jim Prendergast:

We will finish fiscal year close to budget. Feb/March are low expenditure months. Our investments continue to do well. Jim reviewed the year-to-date budget expenditures and the monies in reserve. We will be accessing reserve monies in the spring to do the capital projects scheduled.

e. Architecture: (written report)

No new applications, approvals, or completions.

Proposed updates on the application forms are on hold while we consider James Ranch development project.

f. Maintenance: Cat Roulstin

Pond Erosion:

The BOD unanimously approved a contract with True Blue Landscaping to repair eroded areas in two ponds and one waterway. The owners of nearby properties will be notified of the date the repair work will commence.

Raccoon Situation: The BOD did not feel it necessary to contract for removal of raccoons at this time. Individual homeowners are free to pursue this option if warranted. Cat will notify owner who made request that BOD do removal. We will continue to monitor the situation and take action if necessary.

Mailroom Cement Stairs: Cat has received two very different bids for this project. She will work to get more details from the bidding companies and pursue an additional bid. **(Action Item: Cat)**

Snow Removal: Plowing is done when 3" of snow are measured near entrance to The Ranch or if conditions warrant it to prevent icy areas on our streets.

LPEA: They will be replacing lines over common ground in next week. Cat will co-ordinate with them regarding the work.

g. Nominating: Mimi Frenette

Still looking at need for 2 new BOD members and chair for Architecture Committee. One owner has indicated interest to chair Architecture and Mimi will follow up. An article will be written and placed in Spring Round-up requesting applicants. **(Action Item” Jay Eagen, Mimi Frenette)**

h. Neighborhood Watch: Kent Short

There was an incident with visitors’ ice fishing when it was clearly posted not to go on ice. Law enforcement was contacted when the visitors refused to leave the ice. Before they arrived, the Ranch owner who’s relative was with the party got the visitors to leave and they are not allowed to return.

4. Old Business:

a. James Ranch Development:

Jay requested and received a purchase price for the property in question. After review by the BOD, he will respond letting them know we are not interested in pursuing this option at this time.

Bob Strumpf, Advisory Committee Member, submitted some additions to the proposed guidelines for the committee. As there appears to be some redundancy in the guidelines we will review for approval at the March Meeting. **(Action Item: Jay Eagen)**

During the above discussion the map of the new 500-year flood plain became a topic for discussion. Several homes in the Ranch are impacted. George will provide a link to the map for owners to view which will be included in the next Round-Up. A map of the area has been posted in the mailroom. **(Action item Jay Eagen)**

b. Tennis Court Project:

The Board approved the half court proposal from Sport Courts at our January 2023 meeting. The contract has been signed and Jim had the 50% deposit paid. Based on input from the Board and other users we have selected three colors. We have obtained the contractors liability insurance/workers comp certification. Cat took an action to seek a bid for painting the metal fence and talking to Earthscapes about replacement of the railroad landscaping ties. Work on the project can commence once temps are consistently above 50 degrees. John Serwe was notified that we would not need his services as bid for removal of the second half of asphalt. **(Action Item: Jay Eagen, Cat Roulstin)**

c.: Mailroom stairs: Cat Roulstin See Maintenance Report

d. Pond erosion contract: Cat Roulstin See Maintenance Report

5. New Business:

The BOD discussed the need to establish a repository for maintenance information. Jay will contact Ken Hunter and ask him to work up some solutions and costs. This could also be used to pass on information for other jobs done by Ranch BOD members such as Secretary and Treasurer. **(Action Item Jay Eagen)**

5.Next BOD Meeting Monday March 18, 3pm at 480 Cottonwood Creek Rd. Or via zoom.

7. BOD Meeting Adjourned: 4:45PM

Action Items:

James Ranch: BOD

Mailroom Stairs: Cat R.

Tennis Court: Jay E.

Pond project: Cat R.

Spring Round-Up: Jay E.

**Respectfully Submitted:
Jeanie Emigh, Secretary**

**Approved:
Jay Eagen, President**