

**The Ranch Property Owners Association  
ANNUAL MEETING  
Animas Grange  
June 11, 2023  
DRAFT**

1. **Call to order and welcome: Jay Eagen**
2. **Announce Quorum—Mimi Frenette stated a quorum was present.**
3. **Introductions:**
  - a. RPOA Board of Directors: Jay Eagen, President; Jim Prendergast, Treasurer; Jeanie Emigh, Secretary (absent); Mimi Frenette, Vice President; & Maureen Tara, Maintenance Chair. Also present: Marian Hamlen, Architectural Chair
  - b. RPOA Members Attendance: 43 lots represented in person; 38 proxy cards on file. A quorum was achieved to conduct business.
  - c. Residents introduced themselves.
4. **Approval of Annual June 13, 2022 Annual Meeting: Minutes approved unanimously.**
5. **Election of Board Members -- Jay Eagen:**

No nominations were made from the floor.

A motion was made from the floor to elect Cat Roulstin and Mimi Frenette to three-year positions on the board. The motion was seconded and passed unanimously.
6. **Report of Officers and Committees:**
  - a. **President: Jay Eagen**

**Volunteer Efforts:**

Jay thanked everyone for their attendance and shared appreciation for our many volunteers that included over 40 people. On behalf of the RPOA he thanked the following: Frank Lee for his mowing efforts, Myriam Palmer for the work on the website; Maureen Tara for stepping in to fill our Maintenance Chair vacancy; Doug Collins who pitches in to help when ever needed; Scott Voss, chair of the fishing committee; Katherine Holt and her garden committee; and George Widmeyer “Mr. Everything”.

Jay outlined the Vision and Mission Statements setting the principles by which the BOD operates. HOAs are unique as they operate as a non-profit with business and governmental duties. All views are valid. Listening is one of the BODs most valuable assets. Communicating is key and to that end we are sending out quarterly issues of The Round-up to keep people up to date. We are conducting periodic surveys to get input. Response has been high, running over 80%.

We have updated the assessment collection process to meet Colorado legislative changes. We have set a new lumen requirement for outdoor lighting to save energy costs and to keep bulbs under the dark skies limit. An Emergency Exit project organized by Sam Foster gives us another route out of the community should the main entrance not be accessible.

During the coming year we will be working on the following: vacating an easement that is no longer needed on Cottonwood Creek Rd.; exploring rehabilitating the the tennis courts, and repairing or replacing the mailroom steps.
  - b. **Vice President: Mimi Frenette**

Mimi introduced Kent Short as Chair of the newly created Neighborhood Watch Committee. The committee is in process of selecting neighborhood captains and the procedures for

reporting incidents were reviewed. A Neighborhood Watch sign has been ordered and will be placed at the junction of Cottonwood\_Creek and Latigo Rd.

**c. Treasurer: Jim Prendergast**

Jim conducted a slide presentation covering the budget plan for 2023-2024. He reviewed the Reserve Study and how it is conducted and how monies set aside in the reserves keep our capital projects moving forward without the need for additional assessments. Jim took and answered questions from the owners. Jim made a motion to approve the 2023-2024 budget and it passed unanimously. He made an additional motion to transfer excess revenue to the Reserve Fund and this passed unanimously.

**d. Architecture: Marian Hamlin**

Completed projects in 2022-2023 total of 33 (Written report by Janet Dermer)

- 4 Stain/paint of houses
- 5 Replaced Roofs
- 4 Landscaping changes
- 7 Deck and Patio updates
- 14 Projects in progress
- 6 remaining wood shingle roofs

Marian reminded owners to submit request to the committee in duplicate.

**e. Maintenance: Maureen Tara**

Maureen thanked the many volunteers who support the Maintenance Committee, in particular Katherine Holt and her garden committee who have done so much to enhance our gardens. Katherine reviewed the plans for the summer gardens Old and damaged culverts were replaced and at present no further action is required in this area. Going forward the new Maintenance Chair will address projects including the need to repair or replace the tennis courts. In the upcoming year the landscaping and snow plowing contracts will need to go out for bid.

**7. New Business:**

- a. **Garage Sale:** The Ranch Garage Sale is set for Saturday June 24, 2023. The sign-up sheet has been posted in the mailroom and is available here today for sign-ups. Add for community garage sale will appear in the Durango Herald both online and in paper starting June 20, 2024. Signs and balloons for participants will be available in the mailroom from 3PM -4PM on June 23, 2024. A map of the homes participating will be posted there also.

**8. Announcements: Next Annual Meeting will be Sunday, June 23, 2024 at the Animas Grange**

**8. Meeting Adjourned at 4:35PM**

Respectfully submitted:

Jeanie Emigh, RPOA Secretary

Approved:

Jay Eagen, President