

RPOA BOARD MEETING MINUTES
March 18, 2024 3:00PM
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
Gail Stern
Rick Huttner

Guests:

Jim Halferty & Jim Halferty Jr.

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

2. Approval of Minutes for BOD Meeting, February 19, 2024, 2024

Meeting minutes approved unanimously by BOD

3. Mission Principles Discussion Led by Jeanie Emigh

““Ensure that all additions/changes to lots, homes, and property in the community will preserve and/or enhance the value of our properties as a whole.” With the development of the vacant James Ranch lots at The Ranch residents are concerned about the impact on community Board members shared it is important to be open and receptive and with the development of an advisory committee owners have an avenue to express their ideas and concerns. Keeping communications open as we go through the process is what is most likely to produce a good outcome.

To keep Mission Principles an active part of BOD business, the BOD chooses to select value statements at random for ongoing discussions at future meeting.

4. Report of Officers and Standing Committees:

a. President:

Easement Vacate reimbursement: Still awaiting follow up from Chris Serwe.

Ranch Round-Up. Spring Round-Up for April input received with articles requested on pet clean up; tennis court project; road asphalt sealing, pond erosion, need for new BOD members, and list of new owners to be included. Please get articles to Jay by end of month. **(Action Item: Jay Eagen)**

Fire Hydrant Testing: Heard back from Animas Water and they will be doing testing and are establishing a schedule and will let us know when this action will happen. **(Action Item Jay)**

Fidelity Bond Renewal: Jay has requested a follow-up status from State Farm in light of keeping bond amount same and reducing number of BOD members to 5. **(Action Item Jay Eagen)**

b. Vice President: No report

b. Secretary:

Invoices for RPOA assessments were mailed on 2/21/24. No returns to date. We have two new owners, one part time and one full time. Two additional properties are in escrow.

I provided a copy of "Parking Lot Items": items on previous agendas that we have yet to take action on. We can look at adding these to future agendas.

Social: In 2023 we held an RPOA Happy Hour in Bear Park on Memorial Weekend. Jeanie won't be here but will look into if another host can be located. **(Action Item Jeanie Emigh)**

d. Treasurer: Jim Prendergast:

Jim provided up to date financials and we remain on budget for year. We have realized a significant gain on our investments

e. Architecture: (written report)

Applied: None

Approved:

Lot 18: Replace existing gutters and downspouts and had heated gutter cables.

Lot 60: Install solar panels on south facing roof

Lot 143: Add trex deck and hot tub in back and extend front deck.

Completed:

Lot 78: Landscape corner of lot

Lot 79: Install Sir conditioning unit

Cancelled:

Lot 38: Install Safety railing

Lot 46: Replace five windows and back door

f. Maintenance: Cat Roulstin

Spring Clean Up is scheduled for May 13 and 14. Announcements will be posted in mailroom and on website.

Raccoons still seem to be on the rise in the community but no action on BOD part will be taken at this time. Individual owners can proceed to remove from their property if they choose. We will continue to monitor the situation.

g. Nominating: Mimi Frenette

Still looking for candidates for Secretary and Treasurer. No response to posting in mailroom or on website. An article will be written for the Round-Up.
(Action Item Jay Eagen/ Mimi Frenette)

h. Neighborhood Watch: No report

4. Old Business:

a. James Ranch Development:

James Halferty and his son James Halferty Jr. attended the meeting. James Sr. gave a lengthy history of his family's relationship to the James family and his former ownership of George Widmeyer's property. In 2008 he was set to develop 4 lots of the vacant property but with the recession did not pursue this plan. He stated he had the backing of the Ranch BOD at that time.

He wanted input from owners' and BOD concerns before offering to purchase the property from the James Family. His current idea is to again develop 4 lots, one of which he will build on for his family. The other 3 will be sold to individuals who can pursue their own building plans. Concerns expressed were for the disruption to the community with construction traffic and noise as well as building on the flood plain and disrupting the ditch that allows water to flow back into the Animas River from The Ranch irrigation and ponds. Mr. Halferty stated he would work within or rules regarding work hours and noise. He offered to establish a fund to repair roads for any damage that might occur. He expressed desire to work closely with the BOD and owners to mitigate any issues. He will advise Jay if he decides to go forward with the purchase and development of the vacant property.

(Action Item: Jay Eagen)

[Prior to the Halferty's arrival at the meeting, the Board discussed an approved an updated set of guidelines for the Special Advisory Committee. Copy attached.]

b. Tennis Court Project:

The project previously approved by the BOD will be scheduled for early April weather permitting. In addition, Cat will seek a contract for painting the fence and Cat/Jay investigate removal/replacement of railroad ties. An owner has suggested placing a shade sail in area and Mimi will investigate and seek costs and BOD approval: **(Action Item Jay Eagen/Cat Roulstin/ Mimi Frenette)**

c. Mailroom stairs: Cat Roulstin

The project, previously approved by the BOD, will be scheduled for next week and minimal disruption is anticipated as they can complete project in one day

Mailroom can be accessed following day. Cat will post date work will commence: **(Action Item: Cat Roulstin)**

d. Pond erosion contract:

This project, previously approved by the BOD, will be scheduled weather permitting as it must be dry as equipment will drive over grassy areas and they don't want to cause damage. The company will repair any damage caused to owners' or RPOA property. Announcement of starting date will be posted in mailroom and website. **(Action Item Cat Roulstin)**

4. New Business:

- a. Approval of Scott's ProLawn pricing for the 2024 season. Cat requested and received unanimous approval for the bid for this Contract for the upcoming season.

5. Next BOD Meeting Monday April 30, 3pm at 480 Cottonwood Creek Rd. or via Zoom.

7. BOD Meeting Adjourned: 5:25 PM

Action Items:

James Ranch: BOD

Mailroom Stairs: Cat R.

Tennis Court: Jay E.

Pond project: Cat R.

Spring Round-Up: Jay E.

Fidelity Bond: Jay E

Fire Hydrants: Jay E.

Memorial Day Happy Hour: Jeanie E.

Candidates for BOD: Mimi F.

Respectfully Submitted:

Jeanie Emigh, Secretary

Approved:

Jay Eagen, President