

RPOA BOARD MEETING MINUTES
June 4, 2024 3:00PM
480 Cottonwood Creek & via Zoom

Members Present

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

Additional Owners Present

George Widmeyer
Jeff Swanson
Karen Waterman
Jane Robinson

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

2. Approval of Minutes for BOD Meeting, April 30, 2024

Meeting minutes approved unanimously by BOD

3. Mission Principles

Jay explained that the BOD adopted a Mission, Principles and Values and that we discuss one of the core values at each BOD meeting to keep these central to our process.

One BOD member chooses a Value at random and we all discuss. We decided to forego the discussion for this meeting.

4. Report of Officers and Standing Committees:

a. President:

Jay and Michael Jeppesen met with our RPOA attorney, Christina Landeryou on May 20, 2024 to review the potential development at the Ranch and ask a few questions. By all accounts it was a very successful meeting. Details are in the President's report.

Jay had a conversation with someone recently about new procedures regarding HOA late fees (pending adoption by the Governor of Colorado). We will stay on top of any changes.

b. Vice President:

No report – topics addressed in the regular agenda.

c. Secretary:

Jeanie Emigh is traveling. No report. Her topics are addressed in the regular agenda.

d. Treasurer:

Jim provided up to date financials.

Assessments/payments – we now must notify people within a certain timeframe re: late payments so Jim will check on RPOA assessment payments in May.

Since George will be serving as Treasurer for 2024-25 we do not need to ask FZ to take over some of the work around charts and graphs. George is familiar with and capable of completing them himself.

e. Architecture: (written report)

Applied:

None

Approved:

None

Completed:

Lot 44: Repair and paint rear and front entry decks

Lot 147: Replace decking

Cancelled:

Lot 44: Replace skylight; install dryer and attic vent

f. Maintenance:

Approval of ad for RFP's:

Cat requested and the board approved an announcement for the Durango Herald to advertise for contractors to bid on our landscape maintenance and irrigation maintenance at the Ranch. The ad will be submitted this week (June 7 and 12).

Pond embankment feedback:

Homeowners who participated in the project were asked for feedback. They commented that they would like to see more grass seed put down. Cat has purchased the seed and will have Earthscapes spread it. Cat noted that the Hunters, Lee Perez and Myriam Palmer were extremely patient and nice throughout the process.

Future pond work: Cat has inspected areas for future work. As an example, Jay and Mini Irwin's embankment might be next. After a discussion, the board agreed that we should wait a year and see how these current areas perform before moving forward with more.

Cat is suggesting that we focus on the pond liner removal process in the fall when the water is low. We need to confirm if funds are available in the 2025 capital budget to undertake this work (**Action Item follow-up: Jim/George.**)

Benches:

Gary, Connie and Scott met at the Pickleball courts to survey the need for areas that people can sit and watch the games. They are asking for approval for Gary to make benches in the court – either 2 x 6' benches or 2 x 8' benches. Approximately \$310. BOD approved. Thanks Gary.

They would also like to add 2 wooden steps to replace the grass at the entrance to the courts. Available board members will meet at the courts and do an inspection because of some of the challenges with underground wires and pitch. Agreed to table it until we can assess. (**Action item: Cat/Jay, to meet with Gary and assess.**)

Brush pile: Cat is trying to address the concerns of a couple of residents regarding the brush pile behind their homes.

- One idea is to hire a contractor with a dump truck to haul some of the brush. Price is unknown at this point.
- Another idea is to plant 3 x 15' Evergreen trees in a triangle shape in front of where most of the branches are placed to create a block so homeowners don't have to see as much of the pile. The price is \$4000 for trees, transport and planting.
- Cat will research how to have less debris added to the pile and determine what the cost will be (would mean a charge for the dumping fee). (**Action item: Cat**)

Bids for landscaping, irrigation and snow removal:

- RPS will submit a proposal for another 3 years for snow removal (then he may retire).
- Cat met with Adept Roofing who was going to do a bid and when she followed up he said he was declining because the scope was too large.
- Another possibility is Grasshoppers (landscaping, irrigation and snow removal) who will only bid if they can do all three. Cat will circle back to see if they plan to submit a bid.
- AVL was offered as another suggestion (Victor Longenetti). He does snow removal and landscaping but may be too busy.

We will run the ads and hope for a good response.

Sprinklers:

New sprinklers will be installed by Mountain Oasis on June 24 (already approved).

Note: we missed discussing the irrigation sprinkler schedule as requested by Mimi. **(Action item: include in next Board meeting agenda).**

g. Nominating:

Mimi was happy to report that both officer positions have been filled. George Widmeyer will accept a one-year appointment for the position of Treasurer (thank you George) and Karen Waterman has put forth her name for Secretary. Jeanie Emigh has agreed to retain the data collection duties of the Secretary's job and will work in conjunction with the new Secretary (thank you Karen and Jeanie).

We still need residents to step up for Treasurer and other seats for the term beginning in 2025.

h. Neighborhood Watch:

We received information about an uptick in Hermosa area break-ins from the LPCS office. A sign is posted in the mailroom asking people to stay alert.

5. Old Business:

a. Tennis Court Project:

No new update

b. Homeowners' Fire Safety:

Maureen and Sam drafted a letter to a homeowner who so far has refused to replace their wood-shingled roof that is shared by the residents next door. The BOD will review the letter, possibly with our attorney, to address liability issues for the residents of these properties and to okay the verbiage in the letter. **(Action item: Jay)**

6. New Business:

Garage Sale June 2024: Jeanie Emigh

Cones are approved for the road to the reserve. Doug Collins will place them out the morning of the sale and remove them at the end.

Annual Meeting June 23, 2024:

Discussion of agenda priority. Jay will check if Jim Halferty will be there to present information on the potential new parcels. It will not be possible for him to present by Zoom.

Agenda topics:

- Progress since last year
- Slide show including Volunteers (and/or a read-out to acknowledge volunteers)
- Cat talking about achievements around the Ranch
- Jim will do his standard financial report/presentation
- Recognition of a few special, over the top volunteers
- James Ranch parcel information
- Next year's annual meeting date for 2025

We will serve light refreshments at the Grange. Jeanie will buy water and lemonade. Mimi will call residents to ask volunteers to make cookies. **(Action Item: Jay)**

7. Next BOD Meeting(s):

We will meet directly after the annual meeting and elect officers for 2024-25.

Next regular meeting: July 15th at 3:00pm at Mimi's – 262 Cottonwood Creek Road.

8. BOD Meeting Adjourned: 4:30 PM

Respectfully Submitted:

Mimi Frenette, for Jeanie Emigh

Approved:

Jay Eagen, President