

**RPOA BOARD MEETING MINUTES**  
**July 15, 2024 3:00**  
**262 Cottonwood Creek Road**

**Members Present**

Jay Eagen, President  
Mimi Frenette, Vice President  
Karen Waterman, Secretary  
George Widmeyer Treasurer  
Cat Roulstin, Maintenance Chair

**Additional Owners**

Rick Huttner  
Bob Strumpf  
Larry Konz  
Gary Cacciatore  
Michael Jeppesen  
Dan Patterson

**Guests attending virtually**

Jim Halferty Sr.  
Jim Halferty Jr.  
Dan James

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

2. **Approval of Minutes for BOD Meeting, June 23, 2024**

Meeting minutes approved unanimously by BOD

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

a. **President:** Jay reported there is a new 2024 CO statute that may require updates to our Architectural Rules, Dot is also reviewing. This statute prohibits HOAs from precluding use of “hardened” building materials that may prevent fires. Jay emailed Doug Mewmaw, Animas Water Company, to follow up on fire hydrant testing at the Ranch and Mr. Mewmaw said they have not scheduled testing yet.

b. **Vice President:** Mimi - noted the foot bridge in the woods is buckling and could be a fall hazard. This isn’t a recent development, so likely due to type of wood used. ( **Action Item: Mimi to discuss with Tim Nistler** )

c. **Secretary:** no report

d. **Treasurer:** George reported that overall 2024 revenue and expenses are inline. George noted that Bear Park pump replacement had been completed under budget. It was also noted that association’s surplus balance had decreased

significantly over the past 2 fiscal years, as a result of recent major capitol projects. There was consensus among the board to consider this decline when budgeting for fiscal year 2025.

**e. Architecture: (no report)**

**Applied:**

None Reported

**Approved:**

None Reported

**f. Maintenance:** Cat thanked Gary Cacciatore for building the bench for the pickle ball court. Installation of new sprinklers behind the 550 Townhomes has been completed.

**g. Nominating:** There is a need to clarify term limits for officers who have served as both elected RPOA board members and who also were appointed to complete open positions. ( **Action Item Mimi to review rules for clarification** )

**h. Neighborhood Watch:** No report

**4. Old Business:**

**a.** There is \$5,000.00 remaining in the funds previously allocated for pond liner removal. These funds will be used to remove additional liners in late fall or early December after ponds are drained. A request was made to consider removal of liner in the River Run pond. ( **Action Item - Cat will evaluate ponds needing liner removal and oversee project** )

**b.** Feasibility of installing steps to Pickle ball court  
Mimi, George and Cat inspected area for steps considering nearby irrigation system. Gary Cacciatore volunteered to build temporary steps that could be fastened to existing step, and not interfere with irrigation. Board unanimously approved proposed steps.

**c.** Brush Pile in the woods.  
This area is full, yet property owners, EarthScape, and other commercial landscaping services continue to add debris. One estimate to remove debris from this area was \$400 - \$500 per truck load.  
It was suggested that for the upcoming Fall Cleanup to evaluate cost for having Woodchucks haul off debris instead of transferring collections to Brush Pile.

**(Action Item Cat will discuss costs and management options with EarthScapes and Woodchucks.)**

d. Homeowner Fire Safety Letter

Jay will send joint letter to 114 Cottonwood Creek, D1 & D2

e. Committee Membership updates

Jay asked for the Ad Hoc Special Committee convened to oversee the proposed Ranch Parcel Development be recognized on the Committee Membership list.

**(Action Item :Mimi will make the addition, and post current Committee Membership list in the mailroom )**

f. James Ranch Parcel Development

Dan James, Jim Halferty Sr., & Jim Halferty Jr. joined this part of meeting virtually to provide an update on their proposed development. Sale contract between Mr. Halferty and the James family is pending final language about irrigation and easement rights. A preliminary title report was obtained. A feasibility evaluation has been submitted to the county for review. In response county has requested comments from Sanitation /Sewer, Water, and RPOA. RPOA has been asked to confirm “access to the property through existing road system. Mr. Halferty was directed to previous correspondence from RPOA, and asked to use that correspondence as a roadmap for RPOA requests / requirements. In addition, Mr. Halferty was asked to engage directly with the RPOA special committee in charge of overseeing the Parcel Development. Mr. Halferty was in agreement with these requests. The RPOA special committee will meet before the August RPOA board meeting and update the board at the August Board mtg. **( Action Item: Ad Hoc special committee will meet and bring their recommendations to the Board in August )**

**5. New Business:**

a. Review of Board Mission Principles and Values

Secondary to time constraints Board elected to carryover this item to the August mtg. **(Action Item - all board members will review prior to August mtg.)**

b. Irrigation Sprinkler Schedule George working on changing schedule to avoid afternoon watering

c. Architecture Committee received a request from 528 Cottonwood Creek Rd to install a temporary fence in front of the pond in their backyard. Residents have a

3 year old at risk of falling into the pond. Architecture Committee provided conditional approval allowing a temporary exemption to existing RPOA Architectural Rules.

BOD unanimously approved the exception.

The Architecture Committee also submitted a letter for board review addressing fees collected for Homeowner projects. The board supported the proposals to amend the current fee requirements, but wants clarification from the Architecture Committee on how the proposed new fee model will be applicable to the James Ranch Parcel development.

**(Action Item Jay Eagen will follow up with Architecture Committee.)**

- d. Fence replacement project - Fencing behind 200 and 250 Cottonwood properties needs to be replaced. **(Action Item - Cat will obtain estimates, and proceed with repairs)**
- e. Request from Lot 70 for removal of bridge, and for mowing in common area adjacent to their property. Previous owners, had requested existing bridge and agreed to maintaining this area of common grounds. Cat has already arranged for Earthscapes to mow this area. Board will review prior agreements, and consider bridge removal as the bridge is small, unused, and not wanted by current homeowners.
- e. Weeds at RV storage - Weeds within and around the fenced area for RV storage are extensive, and one RV owner recently complained. The last treatment was 3 years ago. In the past there were volunteer work days where homeowners would weed and treat this area. **(Action Item; Cat will Discuss cost and availability with Rod Cook to treat this area.)**
- f. Board discussed publishing and distributing a new Ranch Round Up, to property owners to provide updates on irrigation, James Ranch Parcel, and use of Brush Pile in the woods. **( Action Item; Jay will work on this )**

**Next BOD Meeting: Monday, August 19, 2024 3PM, 480 Cottonwood Creek Road or via Zoom.**

**8. BOD Meeting Adjourned 5:25PM**

**Action Items:**

- **Discuss footbridge condition with Tim Nessler - Mimi**
- **Clarify term limits for RPOA officers - Mimi**
- **Obtain cost and management suggestions for brush pile in the woods - Cat**
- **Update committee membership list to include committee working on James Ranch Parcel Development- Mimi**
- **Review BOD Mission Principles and Values - BOD**
- **Obtain Clarification from AC on proposed changes in fees in regards to parcel development - Jay**
- **Contract for new fencing - Cat**
- **Troubleshoot, obtain costs for removing weeds from RV lot - Cat**
- **Produce and distribute Ranch Round Up - Jay / BOD**
- **Troubleshoot solutions, costs for managing large debris pile - Cat**

**Respectfully Submitted:**

**Karen Waterman, Secretary**

**Approved:**

**Jay Eagen, President**