

**RPOA BOARD MEETING MINUTES**  
**August 19, 2024 3:00**  
**262 Cottonwood Creek Road**

**Members Present**

Jay Eagen, President  
Mimi Frenette, Vice President (Zoom)  
George Widmeyer Treasurer  
Cat Roulstin, Maintenance Chair

**Additional Owners**

Maureen Tara  
Nieda Jimenez  
Scott Voss  
Dot Wehrly

**Guests attending virtually**

Bob Strumpf

**Absent**

Karen Waterman, Secretary

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

2. **Approval of Minutes for BOD Meeting, July 15, 2024**

Meeting minutes approved unanimously by BOD subject to final edits

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

**President:**

- Cat will follow up with JR about the retaining wall.
- The letter to home owners re: shake roof was sent after input from Maureen and Sam. Jay had a conversation with Dave Scholes. There has been no response from the other party.
- A report from the Development Special Committee was distributed to the board. Scott Voss is serving as liaison btw special committee and the BOD.

**Action: Cat to follow up with JR re: retaining wall.**

**Vice President:**

Mimi discussed the foot bridge in the Reserve with Tim Nistler and he suggested calling local lumber companies to get a price on pressure-treated wood. The measurements we need to replace warped boards are 4' x 2" x 11.5". An 8' board costs \$28.00 and would give us 2 planks. **Action: Jay will go to Home Depot and price and purchase the correct type and size of wood needed.**

**Secretary:** no report

**Treasurer:**

George gave an update on past due assessments for Coffin house. The daughter made a second quarterly payment on July 23<sup>rd</sup>. She is sending a third payment this week. Chris Serwe states that the Coffin estate are looking to sell the house.

Financials: George distributed a report prior to the BOD meeting with a revised format. He will revise a few items based on our discussion and resend the update.

**Architecture:**

The architecture committee report was nearly three pages long At least 3 other applications are not shown and will be added. The committee is reverting to a few rules about what needs to be applied for and what not.

Dot's notices in the mailroom for the AC were tampered with (destroyed) and pens and pencils were taken. Dot suggests a camera in the mailroom coming through the storage shed.

**Action:**

**Nominating:**

Mimi clarified term limits for officers who have served as both elected RPOA board members and who also were appointed to complete open positions.

**Neighborhood Watch:**

No report

**Social Committee:**

Approved \$500 for Labor Day picnic food and supplies. Permission requested for 2 new tables to be purchased in the spring.

**Action: Jeanie will purchase food and supplies for the annual picnic.**

**Old Business**

**Maintenance:**

- Cat has 2 bids for fence replacements. She is getting a third estimate this week and will send via email for board approval.
- The bridge at 539 CCR has been removed and issues resolved.
- The RV Storage was sprayed on July 29<sup>th</sup> and 2 weeks later didn't look great so Rod Cook did spot check-ups.

- Brush pile: Doug from Earthscapes (ES) has spoken with someone with a dump truck and loader and will bring 2 trucks for a full day and get about 20 loads of debris hauled away. This should reduce the pile to only 20% remaining at a cost of \$3,200.00.
- The asphalt sealing project is on schedule. We need volunteers for August 28/29 for the front entrance. Please spread the word to get volunteers to sign up in the mailroom.
- The new bench on Common Area across from tennis courts was built by Gary C. and sponsored by Nieda and Raul Jiminez.

Cat motioned to approve \$3,200 to have 20 truckloads remove the mulch pile. George seconded. All in favor.

#### Contracts:

- Property Maintenance proposals. The BOD reviewed three bids. After a discussion, Cat motioned to approve ES to as property maintenance providers going forward (with amendments to the contract). Jay seconded. All in favor.
- Irrigation proposals. BOD reviewed 2 proposals. Cat motioned and Mimi seconded to renew our contract with ES. All in favor.
- Snow Removal proposals. The BOD reviewed 3 proposals. Jay made a motion to approve RPS for snow removal subject to follow up by Jay and Cat to seek a one year contract with an option for two more years. George seconded. All in favor.

**Action: Jay and Cat to discuss contract with John Randle.**

Mulch Pile. After a lengthy discussion, the following recommendations were made:

- Once the pile is cleaned up ES pushes the pile back (+/- \$400/yr).
- Have Woodchuck haul away the wood chips from the spring and fall clean up. Also, delay clean up until mid-June so summer owners can be here and participate.
- Continuing education via Ranch Round-Up re: rules & regulations.
- Allow ES only to use the pile for common area refuse only.
- Other lawn services not allowed to utilize.

**Action: Write something up to the community for feedback and questions.**

#### **6. New Business:**

- a. Review of Board Mission Principles and Values  
Secondary to time constraints Board elected to carryover this item to the Sept. mtg. **(Action Item - all board members will review prior to September mtg.)**

**Next BOD Meeting: Monday, September 9, 2024 at 3PM at 480 Cottonwood Creek Road or via Zoom.**

**BOD Meeting Adjourned 4:54 PM**

**Action Items:**

- **Cat to follow up with JR on the retaining wall.**
- **Jay will go to Home Depot and price and purchase the correct type and size of wood needed to replace boards on the footbridge.**
- **Jeanie will purchase food and supplies for our annual picnic.**
- **??? Camera in Mailroom.**
- **Jay and Cat to discuss snow removal contract with John Randle.**
- **???Write something up to the community for feedback and questions re: the mulch pile.**
- **All board members will review our Mission, Principles and Values prior to September meeting.**

**Respectfully Submitted:**

**Mimi Frenette for Karen Waterman, Secretary**

**Approved:**

**Jay Eagen, President**