

RPOA BOARD MEETING MINUTES
October 21, 2024 3PM
480 Cottonwood Creek Road
FINAL

Members Present

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

Additional Owners

Bob Strumpf
Dot Wehrly (Architectural)
Mike August
Bill Khan

1. **Call to Order:** Jay Eagen, 3:00 PM
2. **Approval of Minutes for September 09, 2024 BOD Meeting**
Minutes approved unanimously by BOD

3. Reports of Officers and Standing Committees:

a. President - Jay Eagen

Vacate Easement: Pending follow up from Chris Serwe on claim and reimbursement for legal fees

Fire Hydrants Testing: Recontacted Animas Water Mgr in Sept., at that time they were moving into their new facility. **(action item, Jay to follow up again to schedule fire hydrant testing for the Ranch)**

James Ranch Parcel Development: see below, Old Business

Shake Roof Letter(s): Follow up letters have been sent to three property owners with shake roofs. There has been one follow up call in response to the letters.

b. Vice President - Mimi Frenette

Durango Herald Newspaper Delivery - The Herald is unwilling to deliver newspapers to individual homes. Cathy Eagen labeled slots in the mailroom for all Ranch residents who subscribe to the Herald.

c. Secretary - Karen Waterman - no report

d. Treasurer / Finance - George Widmeyer

George reported that funds to cover remaining fiscal year costs will be transferred from Morgan Stanley account to TBK account. Currently operational expenses are under budget. George and Cat met with Andrew Klausen of Association Reserves on October 2, 2024 to review physical assets of The Ranch and to discuss changes to the reserve study for next year.

Past Due Assessment - this property is under contract and the remaining \$675 will be collected at time of closing.

e. Architectural - Dot Wehrly

Since the September board meeting there have been 4 new applications, 4 approved applications, and 12 completed projects. The committee has modified the form “ Rules for Contractors and Subcontractors “, a Spanish version is being developed.

f. Maintenance - Cat Rousltin

Fence Replacement - Three homes from the Goodman subdivision share the Ranch fencing that is being replaced. One of the Goodman properties has a second fence that will have to be removed in order for new fence to be installed. The cost for removing the Goodman fence is \$600, the BOD agreed to pay \$300 of this cost. Installation is scheduled to begin on November 1. Involved Ranch homeowners, and the BOD approved the contractors request to work on Sunday November 3, 2024.

Retention wall replacement for Pickle Ball area - waiting for written bid from contractor

Mulch Pile Update - removal has been delayed secondary to broken equipment, but is expected to be completed by the end of November.

Fall Clean Up - Good neighborhood participation For safety reasons WoodChucks has requested that for future pick ups limbs are placed with butt ends together. Also, root balls and rose bush trimmings should not be included in debris. **(Action item, Cat to include instructions in the spring roundup prior to spring pick up)**

Snow Removal Contract, John Randall out of town, contract will be signed on his return.

Removal of smaller pond liners (Action Item, Cat to contact True Blue Landscaping)

g. Nominating - no report

h. Social & Info Services

The Women’s Coffee hosted by Mary Nowotny and Connie Voss was a success. 35 women attended, Carol Lewin donated card tables and chairs to the Ranch to help with this activity and other social events. - Thank you Mary, Connie, and Carol.

Jeanie Emigh completed delivery of Ranch directories to residents who did not attend the Labor Day picnic. Thank you Jeanie

Text notification- Website manager, Ken Hunter is researching a texting system to be used to alert property owners of upcoming activities. More information will be presented in the November meeting.

4. Old Business

a. Delivery of Durango Herald newspapers to homes, versus mailroom (see Vice

President report above)

b. Tennis court Railroad Ties (see Maintenance report above)

5. New Business

a. Parcel Development update -Mr. Halferty elected to not come to Durango as previously planned as there are no new developments. He will be invited to the BOD November meeting.

b. Mike August is interested in hosting a concert at Bear Lake. The featured musician is Jeff Plankenhorn, and he would perform one set from 6:30 - 9:00 PM on June 28, 2025. All Ranch residents would be invited, and there would be a suggested \$25 donation from attendees to cover costs. **(Action Item Jay will draft a summary of BOD understanding of proposal. Board members will review / edit draft. Once finalized the summary will be shared with Mike. If Mike is still interested, BOD will revisit this proposal at the November BOD meeting.)**

c. Discussion of Board Principle “ Take a Fair, ethical, and objective approach in representing the interest of all homeowners “ There was consensus amongst BOD that this is an important guiding principle, and that serving on the board should not be for personal benefit. The Board will focus on the second guiding principle over the next month. **(Action Item - all BOD will be mindful to “Communicate with homeowners in a timely manner through appropriate mediums” , and discuss at November mtg.)**

6. Next BOD Meeting Monday, November 18, 2024 3PM, 480 Cottonwood Creek Road or via Zoom

7. Meeting adjourned @ 4:21

**Minutes Approved
Jay Eagen**