

**RPOA BOARD MEETING MINUTES**  
**November 18, 2024 3:00**  
**480 Cottonwood Creek Road**

**Members Present**

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

**Additional Owners**

Jeanie Emigh  
Ken Hunter  
Nieda Jimenez  
Michael Jeppesen  
Bob Strumpf by Zoom

1. **Call to Order:** Jay Eagen, 3:02 PM

2. **Approval of Minutes for Oct. 21, 2024 BOD Meeting**

Meeting minutes approved unanimously by BOD

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

**a. President**

James Ranch Parcel Development - Jim Halferty postponed his planned trip to Durango because of limited progress on obtaining county approvals for the proposed development Michael Jeppesen, chairman of the Ad Hoc Special Committee (Lot Development) will reach out to Mr. Halferty to keep Board and residents current on parcel development progress.

**b. Vice President** Mimi led a discussion on whether the Board wanted to amend language in the first guiding principle from “ fair” to “equitable”. Consensus among board was to keep language as is to align with fair treatment for all residents, and to allow for consideration of unforeseen, special circumstances.

Mimi noted that the beach area near the picnic table and Hermosa Creek was impacted by rains and flooding. She suggested a volunteer work day in 2025 to clean up the area. Board supports this idea.

**c. Secretary:** Karen placed completed Property Maintenance & Irrigation Maintenance agreements in the TBK safety deposit box

d. **Infoservices:** Jeanne provided a written summary of the Ranch's housing breakdown. Of the 101 households there are currently 32 Part time Ranch homeowners, 6 full time rental properties (one of which is vacant), & 4 properties offering part time rental.

e. **Treasurer:** Mandy Woolsey, who has been the Ranch accounting contact for past 9 years is leaving MBE. (Ms Woolsey was previously employed by FredrickZink which was recently acquired by MBE ). Also, MBE recently billed us for services although our contract is based on a fixed price. MBE waived the bills when requested but this served as a reminder that RPOA needs to address accounting needs before our current contract expires in March of 2025. Board needs to identify companies who might be interested in servicing our accounting needs. George will share our current contract with Jay. Board members need to look for potential companies to consider including when the request for proposals is sent in early 2025.

Costs for gopher eradication continues to increase. This year the costs to date has been \$3,461.30 and the previous year was \$3,111.25. Capping costs at \$3,000 was discussed to avoid continued increases, and to support Board efforts to manage expenses.

George and Cat participated in the onsite Inspection conducted as part of the Reserve Study. The initial draft budget for the next fiscal year has us contributing 72% of the recommended fully funded amount, whereas the current budget has a 77% funding level. Jay referred the board to the most recent reserve study executive summary. We need to increase the contribution to our reserve fund. Association Reserves recommends a "Fully Funding" reserve contribution for next year and then a 3% annual increase in the annual assessment to reduce the possibility of a special assessment in the future.

Railroad ties used throughout the Ranch are 30 years old and all will intermittently need attention or replacement. Jay suggested we add the railroad ties as separate item on reserves recognized as capital expense 2614 and call them retention walls. George has prepared a draft budget for 2025. The budget, amount of reserve funds, and amount of HOA assessments will be finalized in January.

Past Due assessment for 484 Cottonwood Creek has not been paid. We were previously told this overdue assessment would be paid in early November, pending sale of property. George to follow up with Chris Serwe and request payment now, as the payment is 7 months overdue.

Ron White has expressed interest in serving as Treasurer. Mimi will follow up with him and invite him to the January meeting. George will share budget process with him if indicated.

f. **Architecture** no Changes since October. 21, 2024 board meeting

**Applied:**

**Approved:**

**Completed:**

g. **Maintenance:**

Pickle Ball Court Embankment Project completed on the north side of the court and from the center stairs east and south to the end of the court.

Fence Replacement Project - area behind 200 and 250 Cottonwood Creek - Punch List Professionals completed project ahead of schedule, homeowners and BOD pleased with work.

Mulch Pile Update - Completed under budget.

Small brush pile on Latigo was missed during the October brush pick up. Cat will ask EarthScapes to pick up and deposit in the mulch pile.

Snow Removal Contract with RPS - snow flags up, still awaiting signed contract. George designated as trigger person for Snow - **THANK YOU GEORGE**

True Blue Landscaping will remove additional pond liners in the Spring of 2025 using the remaining \$5000 previously allotted

g. **Nominating:** no report.

h. **Neighborhood Watch:** No report

i. **Data Mgr.:** Ken Hunter has researched “group” text messaging to potentially be used to enhance communication. Interested residents would need to opt in to be included. Messages would be used for reminders and for time sensitive information such as snow removal. For once/per month texting cost would be approximately \$200.00./year Ken will write an article for the Roundup to determine resident interest.

j. **Social:** -Jeanie reported that the first annual Chili Cook off was enjoyed by over 30 residents. **Thank you to Cindy and Bret, and Nieda and Raul** for organizing and hosting.

Jeanie Emigh requested \$100 increase in Social budget, noting there has been no increase in the past 10 years. Board agreed to Increase

The annual Holiday Party will be held on Saturday, December 14, 2024 from 5 - 7 @ 340 Cottonwood Creek Road

### **Old Business**

a. **Tennis Court Railroad Ties / retention walls** - (see under Maintenance)

b. **Summer concert at Bear Park** - Board discussed the proposal from Mike August, to host a concert at Bear Lake on June 28, 2025 featuring Jeff Plankenhorn. This proposal asks that each attendee contribute a voluntary \$25 donation to cover expected costs. Previously a small group of Ranch homeowners underwrote the costs for a Music in the Mountain concert at Bear Lake. All Ranch residents were welcome to attend and attendees were not asked for donations. Going forward the Board would like this set up to be the precedent for events housed at Bear Lake. This will be communicated to Mike so that he can secure adequate funding from interested homeowners. As previously noted this event is not to be promoted to the general public, and residents are responsible for providing parking to any invited guests.

### **5. New Business:**

a. **2025 Budget:** ( see Treasurers Report )

b. **Board Principle Discussion:** “ Communicate with homeowners in a timely manner through appropriate mediums “ The Board reflected on efforts used to effectively communicate with homeowners. Offering a texting system to Ranch residents would enhance timely communication. Ongoing efforts at enhancing communication include The Ranch Roundup newsletter, Mailroom Postings, and the RPOA website.

c. **Ranch Round Up Newsletter:** Jay hopes to have the Newsletter distributed by Dec. 7, 2024 and asked for articles to be submitted to him by Nov. 26, 2024. Proposed articles include overview of recent completed maintenance projects and snow

procedures (Cat); Ranch Parcel Development (Jay // Michael); Homeowner data (Mimi); Text System Overview (Ken), and an announcement of the Christmas Party.

**Next BOD Meeting: Monday, January 20, 2024 3PM, 480 Cottonwood Creek Road or via Zoom.**

**8. BOD Meeting Adjourned 4:55 PM**

**Respectfully Submitted:  
Karen Waterman, Secretary**

**Approved:  
Jay Eagen, President**