

RPOA BOARD MEETING MINUTES
December 07, 2024 8:00 A.M.
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

Dot Wehrly

1. **Call to Order:** Jay Eagen, 8:02 AM

2. **Approval of Minutes for November. 18. 2024 BOD Meeting**

Meeting minutes approved with addition of Bob Strumpf who attended through video.

3. **Final Invoice / cost for tennis court rock project**

Final invoice was \$370 over estimate. In an effort to use all of the extra rock the contractor filled the east and south areas thus increasing labor costs over what was estimated. Board unanimously approved the overage.

4. **Street Lights**

Several lights need to be replaced, and others are in need of sensor replacements. Cat to call Phillips and schedule these repairs.

4. **Draft RFP for RPOA Accounting services**

Jay presented a first draft for board to review. This draft addressed accounting needs, the next draft will also incorporate tax preparation.

This RFP needs to be finalized, and sent out as soon as possible since 2025 assessments are due April 1, 2025. All board members were encouraged to network with others to identify firms that can be on the list for this RFP.

5. **Ranch Roundup**

Jay has completed a draft, and will edit and add 2 additional articles recently submitted to him.

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

8. BOD Meeting Adjourned 8:43 AM

**Respectfully Submitted:
Karen Waterman, Secretary**

**Approved:
Jay Eagen, President**