

RPOA BOARD MEETING MINUTES
February 10, 2025 3:00 P.M.
480 Cottonwood Creek Road

Members Present

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

Additional Owners

Ron White
Nancy Woods
Nieda Jimenez

Guests

David Bowen

Members Attending via Zoom

Karen Waterman, Secretary

1. **Call to Order:** 3:02 P.M.

2. **Approval of Minutes for January 20, 2025**

Unanimously approved with condition that 3 spelling errors be corrected

3. **Reports of Officers and Standing Committees**

President - Jay sent another email to Chris Serwe on Feb. 05, 2025 regarding the claim with the title company for reimbursement of legal fees. Chris replied she would continue to follow up with the title company.

Financial Services RFP (see new business below)

Fire Hydrant Testing, Jay emailed Doug Mewmaw to follow up on having the Ranch fire hydrants tested. Mr Mewmaw replied they were working on a schedule and we should have an update before their March meeting. Jay has begun to reach out to other Animas Valley HOAs, to determine where they are with testing and what interest they have in working with our HOA and other valley HOAs to approach Animas Water and/or the Fire Department about hydrant testing.

Vice President - Michael Jeppesen has replaced David Andrews on the RV Lot committee. Mimi will write an update for the next Roundup addressing annual Board elections.

Secretary - Karen no report

Treasurer / Finance - George provided a financial report, showing that RPOA is operating within budget. George also drafted a revised 2026 Budget - (see new business below)

Architectural - No additions to Written Report since January mtg.

Maintenance - True Blue Landscaping removed the bulk of additional pond liners. Phillips Electric has repaired all the streetlights that were not operating.

Nancy Woods and Nieda Jimenez have volunteered to serve on the Firewise Committee. Nancy has requested a local fire assessment offered by Durango Fire and Rescue. These assessments are free. Homeowners may request an assessment online at www.durangofire.org. Cat suggested an article on fire safety in our next Roundup. Jay asked that the Firewise Committee review the prior Fire and Rescue Risk Assessment (2/2/2018) and provide feedback for needs and strategies to promote fire mitigation. A presentation from the Firewise Committee at our annual meeting will be considered.

Cat obtained written proposals for completing a retaining wall in the pickle ball court (capital project 2615). Each proposal was reviewed, the Board voted unanimously to accept the bid of Punch List Professionals, LLC. **ACTION ITEM** - Cat to determine if remaining gravel will be utilized as part of the retaining wall installation.

Nominating - Ron White continues to work with George in assessing role and responsibilities of our Treasurer (thank you Ron)

Neighborhood Watch - no report or issues

Infoservices - Jeanie received return mailing labels from MBE. She expects invoices to arrive in the Durango office Feb. 17. Copies of letter / budget need to be printed so that everything is ready to mail by Feb. 21, 2025 deadline.

4. Old Business

- a. Parcel Development update - No updates
- b. Text Message Service - Ken to present texting service options at March meeting

5. New Business

a. Financial Services -

The board discussed proposals submitted by Peaks Accounting and MBE.

David Bowen, owner of Peaks Accounting and Association Services, attended today's meeting to answer questions about his proposal. Jay recused himself from this

discussion with Mr. Bowen, because of his longstanding relationship with Mr. Bowen. David's proposal included the use of QuickBooks as that is what RPOA currently uses. David voiced confidence in having the capacity to manage RPOA financial services. He prefers not to exceed one check run per week, we currently have two check runs per month. David was familiar with Association Reserves and is a proponent of utilizing transfer fees as a source of funds for reserves and future projects.

MBE (our current financial services provider) offered two engagement letters, one contracting their services through March 31, 2025 and the second letter for the full fiscal 2026 year.

Following the discussion Mr. Bowen left our meeting and the board compared the Peaks Accounting and the MBE proposals. Overall annual fees for Peaks accounting were estimated to be about \$6,000.000 less than MBE. It was noted that transitioning from one agency to another would incur additional one time costs. There was consensus among the board that service has declined since MBE's acquisition. There was also preference to utilize a local, smaller firm that had extensive HOA experience. The Board voted unanimously to accept Peaks Accounting proposal, and the one month engagement extension with MBE. Jay will notify Peaks Accounting, and meet with MBE.

Next BOD Meeting: Monday, March 17,2025 @ 3PM, 480 Cottonwood Creek Road or via Zoom.

8. BOD Meeting Adjourned : 5:17 P.M.

**Respectfully Submitted:
Karen Waterman, Secretary**

**Approved:
Jay Eagen, President**