

RPOA BOARD MEETING MINUTES

March 17, 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
Karen Waterman, Secretary

Additional Owners

Ron White
Dot Wehrly

Guests

Zoom mtg. Held open for 15 minutes,
then closed with no guests joining

1. Call to Order: 3:01 P.M.

2. Approval of Minutes for February 10, 2025

Unanimously approved

3. Reports of Officers and Standing Committees

President - **Fire Hydrant Testing**, Animas Water performed fire hydrant inspections on March 10, 2025 and found all hydrants in excellent working order

James Ranch Parcel Development, Dan James emailed Jay to inquire about secondary emergency egress for The Ranch, no other updates

Mike August summer concert, concert will be held in Bear Park in June. All Ranch residents will be invited. Costs will be shared between Mike August and Jay Eagen

Ranch Round-up, will be published and emailed to residents in April. Topics will include an article from the Fish Committee, the June 2 & 3 Clean up with Woodchuck Tree Service, process for using the mulch pile in the reserve, parcel development, texting service, and June concert in Bear Park. Reminders of the upcoming annual meeting, 15 mph speed limit, and website information regarding roof replacements will be included. **ACTION ITEM submit articles to Jay by Friday March 31, 2025**

Secretary - Karen no report

Treasurer / Finance - George provided a financial report, showing that RPOA is operating within budget. As of today a total of 57 out of 107 fiscal 2025 assessments have been paid. DCCRs require the finance committee meet annually. **ACTION ITEM George to call a mtg.**

Architectural - Applications and Approvals since January meeting

Lot 13 - Roof repair

Lot 109 - Replace roof, stain exterior, replace solar panels

Lot 57 - Install new skylight

Lot 51 - Replace roof

Lot 103 - Replace roof

Completed Projects

Lot 25 - Exterior Painting

Lot 18 - Replaced roof, installed new solar panels

Lot 76 - Replaced. Exterior door with siding

Lot 25 - Exterior Painting

Maintenance - Board unanimously approved bid for Scott's ProLawn,\$6,130.00, same cost as last year.

Work on retention wall at tennis courts begins this week.

Nominating - Ron White is willing to stand for election to the Board. Mimi and Jay are willing to serve as president/ Treasurer beginning in June 2025, subject to Jay's re-election to the Board and subsequent approval by the Board.

Neighborhood Watch - no report or issues

4. Old Business

a. Fire Prevention - FIREWISE committee met March 11, 2025. Current membership includes Nancy Woods, Maureen Tara, Cat Roulstin, Neida Jimenez, George Widmeyer, Sam Foster, and Shelia Lee. The committee is interested in applying to the National Fire Protection Association's (NFPA) program that recognizes Firewise Communities. The board unanimously approved the committee pursue this application.

c. Text Messaging Service - Following research on multiple providers Ken recommended text-em-all. This service is based in Texas, supports multiple profiles, and does not require a separate app. The Board unanimously approved contracting with text-em-all.

d. Accounting / Tax Services Transition - George, Jay, and David Bowen of Peaks Accounting met with MBE to formulate a transition plan. To facilitate the transition the Board unanimously approved a motion to approve one month extension to MBE contract for April 2025 at a cost not to exceed \$1,250.00.

5. New Business

a. Electricity costs - LPEA has proposed an increase of 7.72% in electricity rates. After discussion it was determined there are no cost effective ways to decrease Ranch electrical usage.

b. Speeding Complaint - An official complaint was submitted to the board regarding a resident speeding. After discussion the board agreed that a telephonic warning and counsel was warranted. **ACTION ITEM** Mimi to telephone involved resident

c. RPOA liability concerns - Recent state requirements for signed liability waivers to access some private lands caught Jay's attention. He would like to clarify RPOA liability coverage with State Farm and with our attorney. Board unanimously agreed to this plan and their subsequent costs. **Action item Jay to discuss liability coverage with State Farm, and with RPOA attorney**

Next BOD Meeting: Monday, April 14, 2025 @ 3PM, 480 Cottonwood Creek Road or via Zoom.

8. BOD Meeting Adjourned : 4:37 P.M.

**Respectfully Submitted:
Karen Waterman, Secretary**

**Approved:
Jay Eagen, President**