

RPOA BOARD MEETING MINUTES
July 21, 3:00 PM
480 Cottonwood Creek Road

Members Present

Mimi Frenette, President
Tina Oldknow, Member at Large
Karen Waterman, Secretary
Jay Eagen, Treasurer
Cat Roulstin, Maintenance Chair
George Widmeyer, Emeritus

Additional Owners

Bob Strumpf
Dot Wehrly
Sam Foster
Neal Dungan
Bill Kahn

1. **Call to Order:** 3:00 PM

2. **Approval of Minutes for BOD Meeting, June 22, 2025**

Meeting minutes approved unanimously by BOD

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

President: Board agreed to keep date open for the next Ranch Round-up. Regarding Vacate Easement, we continue to wait on follow up from Chris Serwe regarding reimbursement of legal expenses. Mimi will contact Chris for an update before the August Board meeting. Creation of a Manual and/or repository providing information and instructions on irrigation and pump management remains a goal for the board. Mimi will discuss possibility of creating a centralized repository of key maintenance information that can be stored in a protected area of our website with Ken. Loren Russell of the Durango Fire Protection Unit reports 71 homeowners have completed inspections. Mimi will email Loren to see if he is available this Thursday at 12:30 to walk the road between the mulch pile and homes that back up to the reserve. Currently there is no one person responsible for keeping our mailroom clean. Karen suggested a sign up calendar in hopes of soliciting multiple volunteers. Mimi will discuss with Nieda.

Secretary: no report

Infoservices: 65 property owners (80 phone numbers) have opted-in to RPOA broadcast text plan. Board is required to approve proposed texts. Once approved Jay will send the text, if he isn't available Mimi will send. Website has shown increased activity over the past month, especially in new visitors.

Treasurer / Finance: Peaks Accounting has completed financial statements for the first three months of this fiscal year, April 1, 20025 through June 30, 2025. Overall we are under budget for operating expenses, despite being over budget in irrigation expenses. We still do not have access to our previous QuickBooks accounts. David Bowen, our accountant, has opened a new QuickBooks account and is attempting to solve the historical access issue. George does have historical, read only access. Account signatures have been updated at Morgan Stanley to recognize Jay as Treasurer and Mimi as President. We continue to have strong returns on our reserve funds, \$1900 for this month. Jay, Mimi, Karen, and George need to sign the updated TBK signature cards. George continues to provide valued support to Jay as he transitions to treasurer. We confirmed that we incurred significantly higher costs for federal and state taxes than budgeted for. Tax Returns for 2022, and 2023 were not previously filed, therefore RPOA tax filings for 2022, 2023, and 2024 were filed on July 15, 2025. Total amount for these 3 years, including penalties and interest was \$16, 983.00.

Architecture: a written report was emailed to the Board prior to today's mtg. Applications and Approval since the June 22, 2025 Board Meeting are:

Lot 72 - Redwood Walkway construction

Lot 93 - Replace roof

Lot 143 - Replace garden mulch with stone

Lot 39 - enclose opening under front deck

Lot 53 - Replace roof

Lot 52 - Replace roof

Lot 85 - Replace roof

Lot 104 New landscaping, addition of 2 flagstone patios and two small retaining walls. In regards to the application / approval for Lot 104, part of these improvements will be on common area adjacent to this property. DCCRs require such approvals be recorded with the La Plata County Clerk. Dot shared a form she created to meet this requirement for filing with the county. A motion to endorse use of this form was made, seconded and unanimously approved.

Maintenance: Cat obtained two proposals for snow removal for the 2025 - 2026 season. (See new business, below.) Mulch Pile hours have been changed to 1:00 until 3:00 every other Wednesday. Water Hemlock plants have been noticed in a few ponds. Cat will inspect ponds and call Four Corners Weed Control to arrange treatment. Area across from mulch pile was recently treated for thistle.

Nominating Nancy Woods, Chair of Nominating, is aware of the need for someone to be Maintenance Chair next year. It is hoped potential candidates can be identified soon so that they can work with Cat this year.

Neighborhood Watch: no report

4. Old Business

a. Fire Prevention - Cat summarized the Fire Department's report of the neighborhood common area assessment . This report recommended trimming 25 trees, cutting down 3 trees, and removing 14 ground junipers. There was a motion to approve the use of volunteers for tree trimming. The motion was seconded and unanimously approved. Woodchuck will cut down the 3 trees in the fall clean up. Homeowners living near the trees that will be trimmed or removed will be notified prior to any activity. Our governing documents state that the Maintenance committee has the authority for determining whether or not trees may be removed from common areas. However, the architectural rules say no trees shall be removed from any lot or common area without the approval of the Architecture committee. For all tree removals, both the Maintenance committee and the Architecture committee need to document all decisions. Firewise committee continues to support homeowners in getting assessments, and completing recommended actions. They will assess readiness for submitting application to Firewise National in September of this year.

b. James Ranch Parcel Development - no updates

5. New Business:

a. Process for addressing common ground improvements (discussed in Architecture Committee report above).

b. 2025 - 2026 Snow Removal - Cat requested proposals from multiple local providers. Four immediately said no, one declined after reviewing scope of proposal. Two proposals were received: from EarthScapes and the Durango Plow Guy. The Durango Plow Guy proposal was significantly more costly. Cat recommended we choose EarthScapes. Cat will ask EarthScapes to adjust proposal to begin mid November, versus November 1 to decrease our cost. In addition, Cat will ask EarthScapes for a 3 year contract offering optional renewals. Jay motioned we approve this plan, motion seconded and approved unanimously. George will help with contract.

c. Tree Removal Process (discussed in Fire Prevention above)

d. Vacation Rentals (deferred to August Board meeting)

e. Master Calendar Proposal - Jay suggested the use of a master calendar to aid the board in tracking deadlines and important dates. Board enthusiastically supports this idea. Jay and Tina will design, with all board members providing input and dates.

6. **Schedule for next meeting:** Next BOD meeting will be Monday, August 25 @3

7. **Adjournment:** Meeting adjourned at 4:55

Following today's meeting, the Board met at executive session. No motions were entertained or taken and no decisions made in executive session. Executive session ended at 5:36

Respectfully Submitted:
Karen Waterman, Secretary

Approved:
Mimi Frenette, President