

The RanchProperty Owners Association
ANNUAL MEETING
Animas Grange
June 22, 2025

1. **Call to Order:** Jay Eagen
2. **Announce Quorum:** Karen Waterman stated a quorum was achieved by those attending the meeting in person, and by proxies.
3. **Introductions:**
 - a. 2024/2025 RPOA Board of Directors introduced themselves. Jay Eagen, President; Mimi Frenette, Vice President; George Widmeyer, Treasurer; Cat Roulstin, Maintenance Chair; Karen Waterman, Secretary
 - b. Residents new to The Ranch introduced themselves
 - c. Gary Cacciatore was recognized for his extensive & thoughtful volunteer service to the Ranch. In addition to being an active member of the Fishing and Architecture Committees he is a skilled woodworker. He has built bannisters, steps, benches and a bridge for our common areas.
4. **Approval of the Minutes of the June 22,2024 Annual Meeting:** Minutes approved unanimously.
5. **Election of Board Members:** No nominations were made from the floor. A motion was made from the floor to elect Tina Oldknow to a three year board membership position and to elect Jay Eagen to serve a three year term as Treasurer. The motion was seconded and passed unanimously.
6. **Report of Officers and Chairs of Standing Committees:**
 - a. President- Jay Eagen - Welcomed attendees and recognized the supportive spirit of our community. He noted our efforts to seek agreement over disagreement.
 - b. Vice President - Mimi Frenette introduced Kent Short, Chairman of our neighborhood watch committee. Kent encouraged attendees to report all suspicious activity to the sheriff's department. Kent introduced Deputy Thurver an active patrol deputy for La Plata County Sheriffs department, District 2. The

deputy encouraged residents to be the “eyes for the Community”. He advised residents to keep an inventory of their possessions, including serial numbers when applicable. He also said to think and act preventatively and be prepared to provide information to law enforcement if something happens. He was available after the meeting to meet residents, answer questions, and share his business cards.

c. Secretary - Karen Waterman recognized Ken Hunter for his leadership in developing a texting system for RPOA to use in communicating time sensitive information to residents. Residents can opt into the system by emailing Jeanie Emigh @ infoservices@rpoadurango.com.

d. Treasurer / Finance Committee Chair - Following a RFP the Board contracted with David Bowen, Peaks Accounting for RPOA financial services. David was introduced at today’s meeting. George presented slides for 2024 - 2025 budget / expenditures and for 2025 - 2026 projections. He explained the need for this years increased HOA annual fee was to increase our reserve funds in preparation for future projected capital needs, including repaving streets. A motion to approve the budget was made, seconded, and passed unanimously. An additional motion was made to transfer excess revenue to our Reserve Fund and passed unanimously.

e. Architectural Committee - Dot Wehrly provided a summary of applications received and approved over the past year. Notably there were 25 applications for roof replacements this year.

f. Maintenance Committee Chair - Cat Roulstin provided a slide show to highlight the projects completed over the past year. These projects included replacement of mailroom steps, replacement of perimeter fencing at two locations, asphalt sealing of roads, pickle ball court improvements, ongoing pond mitigation, and mulch pile reorganization. Cat acknowledged the efforts of the volunteers who were on the various committees under maintenance.

Liz Cahill noted the excessive amount of Hounds Tooth in our woods. The subsequent burrs are a medical threat for dogs, she proposed residents organize a volunteer effort to remove and dispose of the hounds tooth.

Sam Foster, Chair of the Firewise Committee, discussed efforts to apply to National Firewise USA to become a recognized community. Sam encouraged all residents to:

- 1.) Sign up for Code RED La Plata county warning system
- 2.) Sign up for free Durango Fire & Rescue

Katherine Holt, Chair of the Garden Committee is recruiting 6 additional community garden stewards, and a new chairman for the Garden Committee.

7. New Business:

James Ranch Parcel Development progress has been slow. The developers have hired Goff engineering to facilitate county applications.

8. Announcements:

The Board of Directors will hold a Board meeting immediately after today's Annual Meeting, as required by the governing documents.

Next Annual Meeting - June 14, 2026

9. Meeting Adjourned at 3:49 P.M.