

RPOA BOARD MEETING MINUTES

April 20, 2026 3:00 p.m.

480 Cottonwood Creek Road

Members Present

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

Additional Owners

Dot Wehrly
Maureen Tara
Michael Jeppesen
Bill Kahn

1. **Call to Order:** 3:03 P.M.

2. **Approval of Minutes for BOD Meeting, March 17, 2026:**

Jay motioned for March minutes to be approved, Tina seconded. March 17, 2026 meeting minutes approved unanimously by BOD.

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

Treasurer / Finance: Financial Statements: David reviewed annual end of year budget as of March 31, 2026. Reserve fund year end balance was \$561,122 which is an excess of \$18,601 over our projected budget. Operating fund expenses were over budget \$19,538 primarily due to irrigation expenses and payment of prior year(s) taxes.

Annual Assessments: All but one has been received. Jay has been in contact with the responsible party and that check is expected by the end of this week. **Action Item - Jay will follow up if check is not received**

Audit/Financial Review: Whitney Rosenfeld, CPA, will perform her fiduciary review at the May board mtg. **Action Item - Karen will include on May agenda**

President: Maintenance Manual - George is finalizing irrigation information in the manual and expects it to be completed in May.

Maintenance Committee Co-Chair Recruitment - (see maintenance below)

Water / Irrigation schedule. (see irrigation in old business below)

Secretary: No report

Infoservices: No report

Architecture: A written report was provided to the Board prior to today's meeting.

Recent reviews and approvals -

Lot 67 - Install HVAC minisplit

Lot 99 - Install 2 removable rain barrels

Lot 25 - Remove 3 junipers per Firewise recommendation

Lot 85 - Tree removal per Firewise recommendation

Lot 12 - Exterior paint in same color as existing

Lot 14 - Remove vegetation per Firewise recommendation

Tina clarified that the solar panels discussed at the March meeting were replacement panels.

Maintenance:

Spring Clean Up - Scheduled with Wood Chuck for Monday, June 8, and Tuesday, June 9, 2026, to allow part-time homeowners to utilize this service.

Mulch Pile - The pile was open on April 7th and will be open again this Wednesday, April 22, from 1 until 2, with a future schedule of every other Wednesday starting May 6 and May 20.

Snow Removal Contract - Our three-year contract with EarthScapes includes a monthly minimum cost of \$3,000 per month. The board discussed asking EarthScapes to waive the \$1,230 excess charge added to the February bill since the snow season was so light. The board decided not to pursue waiving the excess charge since their retainer fee was significantly lower than the other contractor who proposed \$11,600 per month.

Perimeter Trail Proposal - Michael Jeppesen proposed a long-term (3-5 years) volunteer project to create a perimeter walking/biking trail around our neighborhood. The proposal would extend the existing path that borders James Ranch, incorporating the common area that borders Hwy 550 and the area behind the tennis court. Potential concerns are the mulch might be too soft for bikes, weeds, and homeowners' willingness to maintain trails. The board recommended completing a small section as a trial test and presenting the proposal at the annual meeting to gather more feedback.

Action Item - Michael will present this proposal at the annual meeting.

Update on the felled cottonwood trees in common area - Ryan Albrecht was hired to remove the tops of two felled cottonwood trees near lot 85 as they were deemed a fire risk. He identified a third decayed tree in this area that needed to be taken down. His bill, \$2,600, was more than originally communicated.

Scott's Pro-Lawn will perform Roadside pre/post emergent weed control application on Tuesday, April 21, 2026. The application is harmful to pets when wet. **Action Item - Cat will ask Scott's Pro'Lawn to display flags indicating treatment, and Jay will text a warning to residents.**

Nominating: Several homeowners are considering the open Maintenance B chair position. **Action Item - Cat and Bill will have a Zoom mtg. with interested homeowners to assess their level of interest and available time.**

Neighborhood Watch: none

Social Committee - 9 residents participated in a recent craft event. The committee is hosting a Greek-themed international dinner on May 15th at 340 Cottonwood Creek. There will be at least one summer concert at Bear Park, date TBD.

Community Engagement - Neida has done extensive outreach for volunteers. She has been successful in facilitating interest in the open chair B maintenance position.

Irrigation - (see below)

4. RPOA Calendar Review: May annual meeting packets need to be mailed by May 07, 2026. The packets include a letter from the President, brief bios of board candidates, financial information, and a proxy card. The letter and proxy card need to be submitted to Just Click Printing. **Action Item - Michael and Bill will submit short bios to Mimi. David will provide financial documents. Mimi will write a letter. George will submit documents to Just Click Printing. Karen will assemble packets and mail them.**

5. Old Business

a. **RPOA Document Retention:** Tina to review

b. **James Ranch Parcel Development:** Developers are working with county planning and will likely need a waiver for an emergency exit.

c. **Irrigation System Project** - Committee continues to work on proposals for improving the existing irrigation system. George is discussing options with Doug from EarthScapes. A 4-pump system looks feasible as it would only require tunneling under one road. Automation improvements, including rain gauges and replacing pressure control sensors, are being researched. Paul Cahill has identified a company that could possibly assist in filtering water. The committee is considering adjusting irrigation schedules to conserve water and align with city/county mandates. A proposal to change irrigation times to 9 p.m. - 9 a.m. to decrease evaporation was generally agreed upon by the board. Decreasing Bear Park irrigation from 3 to 2 days a week is also being considered. The community will need to be informed prior to changing the irrigation times. **Action Item - Following additional discussion with Doug / EarthScape George will prepare a written proposal and email it to the BOD so that the board can review it. Prior to any schedule changes, residents will be informed.**

d. Transfer Fee no updates

6. New Business

Update from the Sustainable Landscape Committee. Maureen chairs this committee. They are meeting every three weeks to strategize water usage reduction in common areas in response to significant flow reductions in our primary water sources. Maureen shared a recent report noting that southwestern Colorado has experienced the largest magnitude of warming in the state. This report projects significant warming through 2035.

The committee believes decreasing the amount of Kentucky bluegrass (a high water usage grass) throughout our common areas can significantly decrease our water use. The committee is creating an inventory spreadsheet showing all of our common areas. Once completed, each area will be evaluated for whether to keep the bluegrass, replace it with native grasses or a mix of grass and wildflowers, or xeriscaping. The committee's goal is to complete their research, evaluate all common areas, and present their recommendations to the board in September.

7. Schedule for next meeting: The next BOD meeting will be on Tuesday, May 26, 2026, at 3:00 P.M.

8. Adjournment: Meeting adjourned at **5:01 p.m.**

Respectfully Submitted:
Karen Waterman, Secretary

Approved:
Mimi Frenette, President