

The RanchProperty Owners Association
ANNUAL MEETING
Animas Grange
June 22, 2026
DRAFT

1. **Welcome and Call to Order:** Mimi Frenette
2. **Announce Quorum:** Karen Waterman stated a quorum was achieved. There were 36 lots represented in person and 38 proxies.
3. **Introductions:**
 - a. 2025/2026 RPOA Board of Directors introduced themselves. Mimi Frenette, President; Jay Eagen, Treasurer; Cat Roulstin, Maintenance Chair; Karen Waterman, Secretary; Tina Oldknow, member at large
 - b. Sandy Monk, the only new resident attending today's mtg., was welcomed and introduced
4. **Approval of the Minutes of the 2025 Annual Meeting:** Minutes approved unanimously.
5. **President's Remarks:** Mimi shared her gratitude to all community members, especially the volunteers who have given so generously in time, energy, and expertise. Mimi recognized Myriam Palmer for her many years of leadership and service.
6. **Treasurer / Finance Committee Chair** - Jay presented a financial overview noting our finances are separated into operating and reserve funds. Annual assessments increased by 6.9% this year, from \$2,900 to \$3,100.00, with most of the additional funds allocated to the reserve side of the budget. This is done in anticipation of significant future expenses of \$900,000 for street repaving, with the first phase estimated to cost \$320,000 in 4 years. Our irrigation system is aging, and the cost to repair and / or replace it is another reason to increase reserve funds. A resolution was approved to transfer approximately \$70,000 of excess funds from the operating budget to the reserve fund in compliance with IRS 70-604 requirements. The 2026-2027 budget was then unanimously approved. On the operations side, we overspent on taxes and irrigation repair in 2025 -2026. An electronic, master Board calendar has been implemented to track important timelines, including annual taxes. A new board accountant and a new CPA to file our annual taxes were hired.

7. Committee Updates

Maintenance Committee Chair - Cat Roulstin thanked everyone for their support. She acknowledged the neighborhood efforts under Sam Foster's leadership in obtaining designation as a nationally recognized Firewise community. She recognized the chairs and members of all maintenance committees. Maintenance roles have been restructured. Instead of one Maintenance chair, we have 3 chairs. Cat introduced the two new maintenance chairs. Bill Kahn will serve as Strategic Project Maintenance Chair, and Tom Bilczo will serve as Summer Operations Chairman. George Widmeyer will serve as Irrigation Chair.

Firewise -Sam Foster emphasized the importance of wildfire mitigation efforts. He advised all residents to rake leaves, pine needles, clean gutters, and prune shrubs and trees a minimum of 5 feet from houses horizontally and 10 ft above. Firewise designation must be renewed at the end of October 2026. Residents are asked to track the time they spend on mitigation efforts as they will be needed for the October application. Residents need to ensure house numbers are highly visible for emergency services.

Irrigation - George needs some volunteers to help him with irrigation. Our water comes from Animas Ditch Company. We have been alerted they might need to cut back this summer.

Architectural Committee Chair - Dot Weherly - This committee has been very busy. They processed 86 applications this past year. Homeowners were encouraged to fill out their application forms completely and legibly to avoid delays.

8. James Ranch Parcel Development update - no formal development application has been submitted to La Plata County. The developer has completed preliminary feasibility work and is evaluating access options. The next step will be the submission of a sketch plan application, which will be the first formal stage of the county review process.

9. Election of Board Members: No nominations were made from the floor. A motion was made from the floor to elect Michael Jeppesen to a three-year board membership position. The motion was seconded and passed unanimously.

10. Recognition and Appreciation -

The Ranch Maintenance Manual project has been completed. The manual documents essential knowledge, practices, history, and procedures for future boards and volunteers. The Manual is dedicated to George Widmeyer, noting

that “much of the knowledge preserved in this manual was learned through his experience and shared through his generosity.”

Tina recognized outgoing board President, Mimi Frenette, and outgoing Maintenance Chair, Cat Roulstin for their exemplary service.

11. Announcements:

Social committee is hosting a car show on June 20, and a concert at Bear Park on July 16. They will also sponsor a Labor Day picnic, a Halloween chili cook-off, and a Christmas party.

The Board of Directors will hold a board meeting immediately after today’s Annual Meeting, as required by the governing documents. All board meetings are open to the public.

Next Annual Meeting - June 13, 2027

12. Meeting adjourned at 3:40 p.m.