



**RUSTIC HILLS IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
SEPT 14TH , 2023
ENVOY CHURCH
2025 N MURRAY BLVD.,
COLORADO SPRINGS, CO**

Ray Hoff	Veronica Eberhart
Tamie Farris	Doug Eberhart
David Pechacek	Juan Rodriguez

OTHERS IN ATTENDANCE

Annette Corrin	Matthew Madden
Bev Smith	Jim Kelly
Karen Adame	

- 1 **Call to Order** – President Ray Hoff called the meeting to order at 7:05pm and self-introductions were made by attendees.
- 2 **Minutes of Prior Meeting** - Ray Hoff asked for additions or corrections to the minutes of 08/10/2023 and there were none. Juan Rodriguez made a motion to approve the minutes and it was seconded by Dave Pechacek and passed unanimously.
- 3 **Treasurer’s Report** – Doug Eberhart was out of town but reported by email that the financial position was unchanged from last month with no new dues received. He had not yet obtained the funds paid at the picnic or reimbursement requests for expenses.
- 4 **Picnic review** –
 - Tom Hartig reported that the logistics went well, and the weather was perfect. The Romeo and Juliet group helped erect the tents and put-up tables and chairs. The hospitality committee members decorated tables. Tom and the board were disappointed with the attendance.

- Ray Hoff suggested that the road construction and the email sent to residents about parking issues might have been a factor in the poor turnout.
- Bev Smith reported that we had approximately 100 attendees and 9 households paid dues at the door. \$188 was collected in donations and we collected 318 lbs. of food for the food pantry at Holy Cross. The new borrowed sound system did not work well so we might need to consider other options. The speakers need to be raised off the ground and the announcers need to practice, project, and become familiar with the microphone.
- Two 16x32 canopies were borrowed from Holy Cross Lutheran Church
- The wind had caused the tent poles to come up so and next year we need to tether the poles or secure with bricks. We also might want to consider setting up on Saturday morning to avoid exposing the tents to the wind overnight.
- In the future the serving of the food should be set for a specific time frame during the event.
- A discussion was held on how to better promote the picnic and increase attendance. These were the ideas:
 1. Move the date to before Labor Day
 2. Move the date to after the 4th of July
 3. Ask for an RSPV
 4. Ask for a RSVP with Regrets only'
 5. Sell tickets for \$1 each
 6. Promote differently with flyers or more social media
- Funds spent on the event- see addendum #1. Bev Smith obtained a Thrivent Action Team Grant of \$250 to help cover the costs. Beve suggested we obtain a list of quantities and total money spent to be included in the next meeting minutes.

5 **Trash Coalition** – Tom Hartig reported the Janice McLain of Red Oaks Associates is moving to Chicago and her last day will be December 5th. Tom suggested that RHIA should not hire another outside firm but should offer the position to a resident. We could ask to use her excel spreadsheets to continue the work. Secretary Tamie Farris will send out an email to all residents advertising the position. We would request an application and resume. Any applicants would be interviewed and chosen by the board. Dave Pechacek suggested Rebecca Larsen for the job.

6 **Committee Reports** –

➤ **Architectural Committee:**

Ray Hoff reported that the biggest issue is the letter drafted by Committee Chair, Veronica Eberhart to the Serrano Family at 4405 Constitution Ave. The letter addressed concerns about storage of construction materials and equipment on the property and the number of outbuildings. Veronica stated by email that she now had the city code to reference to add to the letter.

(9.6.504.B.2) Ray Hoff had suggested that the final draft be signed by the whole board. The board agreed that if we are to send a letter to one resident, then all residents who are not in compliance with the current city code and RHIA covenants should be sent the same letter. Ray has already uncovered 3 other properties out of compliance.

City code stated that no vehicle over 10k can be parked at a resident and there are codes against more vehicles than drivers in the home and urban blight. In home business cannot have retail traffic or employees. Code enforcement will try to work with individuals or HOA's that file complaints but can only assess fines and the report can be done anonymously. Unpaid fines are added to property taxes plus 25% interest.

Veronica has been communicating with Mitch Hammes, who heads the city code department and he promised to send answers to our code questions to her. It was suggested that multiple complaints be submitted for the address and that a letter from the RHIA board be sent to code enforcement.

Our process should be to notify and educate first before any legal action. A letter should be sent, and the owner given two weeks to respond and 30 days to comply. Our new covenants should coordinate with city code and be explained in detail to homeowners. Our covenants can be less restrictive than city code but not more restrictive. The education process should begin as soon as the covenants are completed and prior to voting.

- **Roads** – Juan Rodriguez gave a report to the board. See addendum # 2. Juan has requested that all complaints or concerns from residents be directed to him to consult with the contractor or the city.
- **Bridle Paths** – We will have to work with the neighborhood on agreed passages to the bridle paths to be discussed at a future meeting.
- **Hospitality** – No visits or events were scheduled for September, as the committee handled planning, registration and payment of dues and donations at the picnic.
- **Covenants**- The next committee meeting will be held on October 17th at 7:00pm at Envoy Church on Murray Blvd.
- **Other**
 - Halloween Hayride – It was decided that the hayride could be done this year as the road crew will not be working on the areas where the ride will happen. Tamie Farris will contact the agency to get a quote on the event insurance and the starting point can be at her home at 2002 Broken Circle Rd. RHIA will serve hot chocolate and cookies.

Survey Monkey – It was decided that RHIA should purchase a subscription to Survey Monkey when the final draft of the new covenants was completed so that we can survey the entire neighborhood on the different parts of the document.

- **Adjournment** – A motion was made to adjourn the meeting at 8:30pm by Bev smith and was seconded by Jim Kelly and passed unanimously.