



Rustic Hills Improvement Association
 Minutes Annual Board Meeting
 May 25th, 2021 at 7:00pm
 Sunnyside Christian Church- 2025 N Murray Blvd

Board Members in Attendance:

Doug Eberhart	Eric Younger	Tamie Farris
Stacy Sahlstrom	Jamie Wilson	Jim Kelly
Miriamber Daigneault	Bev Smith	John Dolve

Others Attendees:

33 homeowners were in attendance		
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AGENDA ITEMS:

- 1 Call To Order: President Doug Eberhardt called the meeting to order at 7:02PM and had each attending board member stand while he introduced them to the members. Doug then introduced the guest speaker James Reid Director of the Pikes Peak Office of Emergency Management.
- 2 James Reid spoke on emergency preparedness: The county and city have combined the emergency preparedness into one governmental unit to meet the needs of the approximately 720, 000 residents of El Paso County. He spoke about the 3 most common emergencies encountered in El Paso County, Fire, Flooding and Blizzards. Mr. Reid outlined the importance of having a contingency plan for evacuation, and a list of necessities to take in an emergency. Their biggest concern in an emergency is getting resident cooperation for evacuations. He also touched on fire mitigation. Utility and media companies have a cooperative plan in place with PPOEM to facilitate communications in a disaster.
- 3 CSFD Chipping program- Our chipping date is week of August 23, 2021. The service is free, but homeowners must sign up prior to that week to participate. Information on how to register is posted on the RHIA website.
- 4 Treasurers report- The elected treasurer, Tracy Dunson, moved last year and the president, Doug Eberhart, assumed the responsibilities. The start of the last fiscal year the total balance in the RHIA account at ENT Credit Union was approximately \$6670. Due to the Covid Pandemic we had fewer expenditures. 103 people paid their dues out of 205 properties. Five bills were paid the largest being the insurance and the result was a net increase of \$5500 giving us a balance of \$1,2214 at the end of the fiscal year. At the last Annual Meeting we were able to have, in May 2019, (due to Covid restrictions) the membership voted to increase the annual dues to \$50 for the 2020-2021 fiscal year and that is amount owed and paid this May. A vote will be taken tonight to determine the annual due for the next fiscal year. (2021-2022)
- 5 Auditing Committee – The bylaws require the board to appoint an auditing committee each year to examine the books and this year the chairman was John Dolve. Stacy Sahlstrom, and Miriamber Daigneault served on the committee as well. John Dolve gave the report that they went through the bank statements and everything was in

order and balanced. The RHIA fiscal year begins on May 1st and ends on April 30th. The ending balance in the ENT account was \$12,214.90. Insurance was paid for \$613 and \$600 was spend on the new website construction. Other miscellaneous expenses included, postage, printing, and the PO Box. The dumpsters for the neighborhood clean up day was paid out of funds from the Rustic Hills Trash Coalition. (RHTC)

Jamie Wilson and Janis McLean of Red Oak Associates, spoke on RHTC finances and issues. Jamie Wilson took over managing the trash coalition form Tom Hartig, in September 2019. She thanked those owners who signed up for the trash service through Waste Connections. It saves money and reduces the number of large trucks driving the neighborhood roads. A new 5 year contract was signed with Waste Management in November 2019 and remarkably, the rates have stayed at the 2014 level. The following figures were given for the RHTC bank account:
In January 2020 – Savings \$6839 - Checking \$14,683
Income for the past year and a half was \$61,343.21 and the expenses were \$58,960.12. The current account balance is \$23,346.28. The amount is high because some residents pay for the whole year.

Janice McLean manages billing and service issues for RHTC. Owners with service issues should contact Janice. Some residents have complained that their trash has not been picked up. Janice and Jamie asked for patience as Waste Connections has had problems with finding people willing to work due to the government stimulus and unemployment checks. Waste Connections purchased Springs Waste and the transition has created some delays. We are asked not to place concrete or wet horse manure in the totes as that make them too heave to be picked up. Owners can place their account on hold when on vacation if it is longer than a month. Doug Eberhart commented that he has been very happy with their service. Janice thanked Tom Hartig and Jamie Wilson for their volunteer work on RHTC

- 6 Nominating Committee – Stacy Sahlstrom was appointed chair of the committee which included Jim Kelly and Tom Hartig. Everyone who attended and had paid dues received a ballot. Nominations will be excepted from the floor for positions that are open.

President - none

Vice President – John dolve

Secretary – Tamie Farris

Treasurer – Doug Eberhart

Director Positions (3 rotating positions in filing I and filing II

Filing I – #1 Roy Thompson has one more year

#2 Jamie Wilson

#3 None

Filing II - #1 Miriamber Daigneault has one more year

2 - Jim Kelly

3 – none

- 7 Proposed Budget - (see addendum #1) Doug Eberhart lead the budget discussion. The line item budget had total expenses at \$4,780 and anticipated income of \$5,150. Income will exceed expenses and any surplus will roll into future reserves. The purpose of RHIA is to foster and perpetuate the beauty and decor of Rustic Hills Acres , filings #1 and #2. (See addendum)

- 8 Budget and Neighborhood Issues discussion – Doug Eberhart
- a. The neighborhood struggled through the 10 months of road paving on the entrances to the neighborhood. Updates were included in the newsletter created by Doug Eberhardt and sent out electronically to anyone who provide an email address. There were 2 road paving contracts of one million each so the city has spent 2 million dollars on paving the entrances. The question asked of Doug is, when is the paving going to be completed? Doug Contacted newly elected city councilwoman Nancy Henjum who replaced Jill Grabler to get an answer. She referred his question directly to the director of Public Works, Travis Easton and he responded quickly with the answer. Paving is not in the budget so they don't know when the paving will be completed. Doug suggested that we could get a petition signed by the residents and submit it to city council to try and put pressure on them to allocate resources to get the paving completed. Doug invited Nancy Henjum expressed an interest in having a relationship with RHA residents and will be holding town halls for constituents. Doug invited her to the annual picnic. In addition to the newsletter information is placed on the RHIA website.
 - b. Covenants – Our covenants were created in the 1960's when the RHA was in the county. The area was incorporated into the city and the covenants that were designed to protect are outdated and the protections are included in the city code and ordinances. Many of the covenants conflict with city code. Doug gave the example that our covenants allow for only a 2-car garage. The city also allows up to two cows and our covenants do not allow cows. Three years ago, the board attempted to update and modernize the covenants and the effort failed. If there is a conflict, we cannot enforce our covenants and it threatens our ability to enforce all the covenants. There is a lot of work that could be done, and it will be the responsibility of the new board if the residents are interested.
 - c. The architectural committee received plans for several buildings. Our covenants do not tell us what size building can be built. The city code dictates the size, and we received several requests to approve a building bigger that code allows. The board asked that a variance not be granted for these oversized building and the request was ignored. This makes it difficult to enforce our covenants.
 - d. We had struggled for several years with theft of the neighborhood flags and the family of the boy stealing the flags moved. Everyone is relieved. The young man still has courts dates pending. One person asked if they could get their property returned and Doug advised them to contact the police.
 - e. The neighbors on Broken Circle have had ongoing problems with the large barn where the owners have been holding big parties and using the building as a commercial venue for dances. Neighbors are advised to call the police anytime this happens . The owner has been cited in the past.
 - f. Our neighborhood is a low crime area, but we have had the theft of a trailer loaded with ATV's and car break-ins. Neighbors are advised to lock doors and be watchful.
 - g. We have been discussing the annual picnic and how to handle serving of food. Do we need masks, plastic barriers, or other safety measures? It was suggested that we contract with a food truck.
 - h. Based on the assumption that we will have 100 owners pay dues at \$50 each we would have a surplus of funds to be rolled over as future reserves.
 - i. It was discovered that we will have to buy additional insurance for the hayride if we want to continue the tradition

- 9 Vote on Budget and proposed expenditures.
- a. The board has proposed spending up to \$7500 for signs for the entrances to the neighborhood that state we are a covenanted community. We have had several homes sold where the realtors had told the new buyers we had no covenants. The signs would help warn potential home buyers that we do have covenants. Three designs were proposed: engraved rock, metal signs or overhead ranch style. The city would not allow the ranch style. Homeowners at entrances would have to agree to place signs on their property.
 - b. The board has proposed we spend up to \$3000 for legal advice in an effort to develop updated covenants.
 - c. Vote –
 - i. A motion was made by Norm Pechacek and seconded to accept the proposed budget and was voted on by a show of hand and passed with no opposition
 - ii. A motion was made by Jamie Wilson and seconded to allow the RHIA board to spend up to \$3000 for legal advice regarding an effort to develop updated covenants for RHIA. Doug Eberhart explained in answer to a question that the funds would be used to have an attorney review the old covenants and the new ones that failed to pass and suggest revisions that would be more acceptable to the homeowners. Janice McLean suggested that we find an attorney that was familiar with HOA law. She stated that when the proposed new covenants were voted on there was confusion on which of two versions was being voted on. It was also suggested that if new covenants were presented there should be sufficient time for people to review the document and that a committee be appointed to gather input and draft a specific proposal clearly stating what steps were to be taken in the process before spending funds on an attorney. A vote was taken by show of hands and the motion failed.
 - iii. A motion was made by Bev Smith and seconded to allow the RHIA board to spend up to \$7500 for entrance signs stating that Rustic Hills Acres is a covenanted community. It was suggested that the signs would increase security because they would indicate we were a close- nit community. Tom Neppel commented that even signs on private property may be subject to city code and approval. The vote was taken by a show of hand and the motion failed.
 - iv. The problem of people speeding in the neighborhood was discussed and concerns were voiced that further paving would increase the problem.
 - v. A motion was made and seconded to retain the \$50 dues for the 2021-2022 fiscal year. The motion passed with no opposition.

- a. Stacy Sahlstrom explained the ballots and procedure. She asked for floor nominations for President. None were forthcoming. Stacy then proceeded to name the candidates on the ballot for each position and asked for floor nominations. Stacy was asked what the duties were for a director, and she gave a summary of duties. Tom Nepl was nominated from the floor for the director position in Filling I. Jim Rickman was nominated from the floor for the director position in filling II.
- b. Stacy asked for the ballots to be marked and they were then collected.
- c. Doug asked for any additional comments or questions while the votes were being counted. Doug listed the following planned events for the upcoming year:
 - Chipping day
 - Neighborhood Cleanup day
 - Neighborhood Garage sale
 - Picnic
- d. The hospitality committee has been very busy welcoming new homeowners. Bev Smith is the chair for the committee, and she conducted a game to give away 8 Loaves of fresh French bread. The Juliet group has been meeting by Zoom the last year, with Bev smith as host.
- e. We have had several neighbors pass away. We have many older residents who extraordinary people and Doug encouraged us to reach out to our older residents.

11. Election Results and introduction of New Broad Members

We had 33 household voting and the following were elected

- President – vacant
- Vice President – John Dolve
- Treasurer – Doug Eberhart
- Secretary – Tamie Farris
- Directors for filing 1
 - Jamie Wilson
 - Roy Thompson
 - Tom Nepl
- Directors for filing 11
 - Miriamber Daigneault
 - Jim Kelly
 - Jim Rickman

12 . The meeting was adjourned at 9:02pm by Doug Eberhart