



**RUSTIC HILLS IMPROVEMENT ASSOCIATION
ANNUAL MEETING
MINUTES
MAY 14TH, 2024
ENVOY CHURCH
2025 N MURRAY BLVD.,
COLORADO SPRINGS. CO**

ELECTED BOARD MEMBERS FOR
2023- 2024

Ray Hoff – President	Linda Cash – Director Filing I
David Pechacek – Vice President	Veronica Eberhart – Director Filing I
Doug Eberhart - Treasurer	Tom Nepl – Director Filing I
Tamie Farris – Secretary	Juan Rodriguez – Director Filing II
	Jim Richman – Director Fillin II

The Annual meeting of the Rustic Hills Improvement Association was held in the sanctuary of Envoy Church. 80 residents attended the meeting. The meeting was opened by President Ray Hoff at 7:00pm. Ray welcomed the attendees and introduced the current board members as listed above. Shane Bruckner, Director for Filing II resigned in April of 2024 and Director Linda Cash was absent from the meeting.

Fire Mitigation and Chipping Presentation by the Colorado Springs Fire Department:

Two young firefighters gave a presentation on fire mitigation, wildfire preparedness and the CSFD chipping program. Vegetation in the Colorado Springs area has increased with urban development and fires are bigger and more frequent than in the past. Although Rustic Hills Acres is not considered a wildland / urban interface area we are still at higher risk for fires. They recommended every home have a class "A" roof, Ignition resistant overhangs and decking materials, fire resistant base walls and metal flashing, Vents with wire mesh screening, fencing that is vinyl, fiber cement board, metal or masonry and fire-resistant shrubs and trees. The fire department sponsors the chipping program to help residents eliminate vegetation debris and will do onsite fire mitigation consultations with residents. They passed out fact sheets for taking notes and wildfire panning evacuation guides.

Audit Committee report by Jim Rickman – chair: The fiscal year runs from May 1st – April 30th and **Jim** reported that the audit committee had completed the annual review for 2023 - 2024. and found no irregularities. The audit committee also completed the annual review for the Rustic Hills Trash Coalition (RHTC) for the calendar year of 2023 and found no irregularities. (See addendum # 1 and 2)

Budget and Treasurer Report by Doug Eberhart, RHIA Treasurer: The RHIA fiscal year runs from May1st to April 30th each year. The proposed budget for the 2024-2025 fiscal year assumes revenue from 103 memberships for a total of \$5350 and \$5,150 in expenses giving the association a possible gain of \$200. (See addendum #3)
Annual dues for the 2024-2025 year were set at \$50 by a vote if the membership at the annual meeting on May 25th, 2023. It was proposed that the dues for the 2025-2026 be set at \$50 annually and it was approved. The budget was approved by receiving 43 approvals, 1 disapproval and one abstention.

Roads Progress Report by Tyra Sandy, Colorado Springs director of Public Works: Tyra Sandy was accompanied by Travis Easton, Deputy Chief of Staff, infrastructure and development for the city of Colorado Springs. Tyra told the members that the plans for the new water line on Half Moon Drive will be completed by June of this year and they will be gathering bids from contractors for the work to be completed. This will push back the paving on Half Moon to the fall. Brady Place will be the next section to be paved, but the road will be narrow. She thanked the RHIA roads Committee Chair, Juan Rodriguez for his assistance with communication in the neighborhood.

Election of the New RHIA Board for the 2024-2025 Year. Nominations Committee Chair Juan Rodriguez, asked if there were any nominations from the floor and then Introduced the Candidates already on the ballot for the Election as follows:

- Ray Hoff – President
- David Pechacek – Vice President
- Doug Eberhart – Treasurer
- Tamie Farris -Secretary
- Jim Richman – Director Filling II
- Daniel Stevens – Director filling I

The ballots were handed out to be marked and then collected by the hospitality committee. One vote is allowed per property and 45 property owners voted to elect all 6 candidates. There were no nominations from the floor or write-in votes.

Neighborhood Signage Report: President Ray Hoff told the attendees that he was meeting with the city the follow week to discuss the possibility of metal signs announcing that Rustic Hills Acres is a covenanted neighborhood being placed on the top of city road signs. If that is vetoed by the city then the association would have to order and pay for the signs and have property deeded to the association for permanent placement. The Signs could be engraved stone or free-standing metal. Discussion will continue at the next board meeting when more information is available.

Updated Covenants Committee Report: President Ray Hoff explained to the attendees that the committee had reviewed and revised the old RHIA Covenants from 1963. The architectural committee has proposed additional items, and the board is currently working on editing and completing the additions. The goal is to present a covenant package to the residents for review by the latter part of June. After a 30-day review period by the residents the new covenants will be voted on and must receive 51% approval to pass. Each property has one vote.

Miscellaneous Items: The bank of mailboxes at the western intersection of Brady Rd and Payton Circle will be removed shortly but the postal service would like to see them become permanent.

The meeting was adjourned at 8:05pm.