



**RUSTIC HILLS IMPROVEMENT ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES  
APRIL 13, 2023  
ENVOY CHURCH  
2025 N MURRAY BLVD.,  
COLORADO SPRINGS. CO**

BOARD MEMBERS IN ATTENDANCE

Dan Allgeier	Doug Eberhart
Ray Hoff	Tamie Farris
Tom Neppel	Jamie Wilson
Jim Rickman	

OTHERS IN ATTENDANCE

Shane McDonell	Tom Hartig
Marion Hartig	Bev Smith
John Dolve	

Called to order at 7:05PM

AGENDA ITEMS

- 1 **Call to order and introductions:** The meeting was called to order by President Dan Allgeier and attendees self-introduced.
- 2 **Minutes of the prior meeting on March 9<sup>th</sup>, 2023:** There were no suggested additions or corrections to the minutes. Bev Smith moved to approve, and the motion was seconded by John Dolve and passed unanimously.
- 3 **Treasurers Report:** Doug Eberhart reported that 15 people had paid their 2023-2024 dues. Sense the last report \$39 dollars had been spent on the donation to Envoy Church for the meeting room and mileage to the Post Office. Doug presented a document (addendum #1) comparing the 2022-23 budget to the proposed 2023-24 budget. The proposed budget was \$100 higher than the previous year due to an expected increase in the cost of the annual Picnic/BBQ. The anticipated revenue for 23-24 will exceed expenditures and we currently have a total of \$17,246 in 3 accounts. (addendum #2) Doug will go forward with choosing an investment vehicle for a portion of the excess funds as discussed and voted for at the last board meeting.  
Bev Smith made the motion to present the proposed budget at the annual meeting and was seconded by Dan Allgeier. The motion passed unanimously.

- 4 Committee reports:

- **Hospitality** – Bev Smith reported that the Juliet women’s group had Bunko at Debbie Humphries this past month and will have the game at Lori Stapleton’s next week. There is also lunch planned at Buffalo Wild wings. Bev Smith and Wanda Steininger visited the Rodriguez family on 1917 Payton Cir. They have a new build, and the family has 3 children. The committee members attempted to visit and welcome the following households, but were unsuccessful in finding anyone home:
  - 4605 Brady Rd – Carol Sperlik and Connie Condie
  - 5010 Brady Rd – Andrew and Sara Ramay
  - 4927 Half Moon Dr – Richard and Dena Griffith
  - 4730 Brady Rd – Jeremiah Storey
  - 2304 Lazy R La – Doug and Keyta Esgar

Tom Hartig reported that the Romeo men’s group had visited the Dragon Man WWII Museum and had changed the location of their breakfast from Sandy’s Café to Black Bear Diner.

- **Architectural** – No report
- **Bridle Paths** – No report
- **Rustic Hills Trash Coalition** – Jamie Wilson reported that there was \$2994.24 in checking and \$2007.03 in Savings. Waste Connections overcharged RHTC by \$1800 last year and they are working to resolve the issue.

5 **East-West Mobility**- The Constitution extension study has been removed from the PPRTA plans. Councilman Dave Donelson is pushing for a greenway to be constructed on the areas that had been considered for the extension.

6 **RHA Roads and Drainage Issues** – The City has accepted a contractor bid to do the work which is scheduled to start in May. The water lines must be replaced on Brady Rd before paving can be started. Many neighbors have complained about the rutted and washboard roads in the area.

7 **Annual Meeting Planning: May 24<sup>th</sup>, 2023.**

- Nomination Committee – Tamie Farris and Ray Hoff- The following residents will be on the ballot for the election of the at large offices and the representatives from Filing I and Filing II:
  - President – Ray Hoff
  - Vice President – David Pechacek
  - Treasurer – Doug Eberhart
  - Secretary – Tamie Farris
  - Filing I – Veronica Eberhart
  - Filing II – Juan Rodriguez
- The Election night check in will be handled by the Hospitality Committee. They will greet the residents, take dues payments, and assist residents with any questions.
- Tyra Sandy –Construction Manager for the City of Colorado Springs, has been invited to address the meeting on the drainage and road paving project.
- Jim Rickman, Tom Hartig and Shane Bruckner have agreed to be on the audit committee and prepare a report for the Annual Meeting.
- Tamie Farris will prepare the ballots and provide the alphabetized list of property owners designating those that have paid.
- 10-15 minutes should be allotted for discussion of the base plan for the updating of the covenants. Ray Hoff will ask Miriamber Daigneault to speak on the progress at the meeting. The plan is to have the residents be able to vote on each amendment separately.

8. **Other Matters:**

- The Colorado Springs City Election for Mayor will be a runoff between councilman Wayne Williams and businessman Yumi Mobolade. Opinions were varied on who would be the best candidate but there were concerns that Williams had at first supported the Constitution Extension Study.

- Doug Eberhart suggested that we research whether RHIA should become a member of CONO. The RHIA had been a member in the past, but the board decided we needed more information and will table the discussion until the next regular board meeting.
- The board had previously considered purchasing signage for RHA to alert people that we are a covenanted neighborhood. The permits would cost \$125 per sign. Tom Hartig suggested we could have pole top signs that are installed above the street name signs. Ray Hoff will investigate further with Kevin Klingensmith, who issues the permits for the city. We will have to have the membership vote again on installing the neighborhood signs.
- Bev Smith contacted Madison Elementary about the banner signs on the fences that had not been taken down. Signs must be less than 6 square feet, unless they are permitted, and they can only be put up from Friday evening to Monday morning.
- Ray Hoff researched the current bylaws and determined that a committee chair must be a board member, but there is a clause that allows for a special appointment that could be used to nominate a RHIA member to chair a committee without being a board member.
- There have been weekly reported incidents of mail theft. Residents have been warned by email and the RHIA Facebook page about the problem. The police do not have the manpower to follow up on this problem, even if we could identify the thieves. The suggested solution is locking mailboxes, but many residents are waiting to see if they will have to move their box location due to paving. All have been advised not to put items in private boxes that have personal information or leave mail in the box overnight.

8 **Date for next meeting:** May 24<sup>th</sup>, 2023, at Envoy Church, 2025 N Murray Blvd, at 7:00PM.

9 **Adjournment:** Bev Smith made a motion to adjourn, and it was seconded by Jamie Wilson and passed. The meeting adjourned at 8:05PM