



**RUSTIC HILLS IMPROVEMENT ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES  
AUGUST 10<sup>TH</sup>, 2023  
ENVOY CHURCH  
2025 N MURRAY BLVD.,  
COLORADO SPRINGS. CO**

**ELECTED BOARD MEMBERS IN ATTENDANCE**

Ray Hoff	Doug Eberhart
Tamie Farris	Veronica Eberhart
Shane Bruckner	Tom Nepl
Jim Richman	Juan Rodriguez

**OTHERS IN ATTENDANCE**

Tom Hartig	Marion Hartig
Kris Sahlstrom	Stacy Sahlstrom
Bev Smith	

**Called to order at 7:00pm**

**Adjourned at 8:25pm**

**AGENDA ITEMS**

- 1 **Welcome by President Ray Hoff and self-introductions.**
  
- 2 **Approval of Minutes** – President Ray Hoff asked if there were any additions of corrections to the minutes of the board meeting on 07/13/2023, and there were none other than a few typographical errors that had already been noted and corrected. Jim Rickman made the motion to approve, and it was seconded by Veronica Eberhart and the motion passed unanimously.
  
- 3 **Treasurer Report** – Three 3-\$50 dues checks were received in the past month and a check was made out to Envoy Church for the room rent for the board meeting. The total paid members stand at 73 with more expected to come in at the picnic. Treasurer Doug Eberhart will send a list of those who have paid to Bev Smith to be used at the Picnic to check people in. Dan Allgeier and Jamie Wilson need to be removed from the signature cards on the RHIA back accounts and Ray Hoff and Tom Hartig added as soon as possible. Doug supplied a printed treasurers report ( **see addendum #1**). Jim Rickman made a motion to approve the report and it was seconded by Ray Hoff and the motion passed unanimously.
  
- 4 **Committee Reports**
  - **Architectural** –
 

**1907 Payton Cir.** - Ray Hoff and Veronica Eberhart went to the property and spoke to the owner. He had pulled a permit for the garage but not the 3 shipping containers. The board’s contention is that there are too many and too large. Ray asked him to have them removed by December. Veronica attempted to get clarification on the city code pertaining to shipping containers. As of the date of the board meeting, she had only been able to learn that a container had to be placed 5’ from the back of the property line no larger than 10’x20’. The rules on how many were vague and she was investigation further.

**4405 Constitution Ave** – The owners have a masonry business and are storing equipment, trailers, and materials. Veronica Eberhart suggested we draft a letter and ask him to find another location to store his business assets. Veronica volunteered to draft a letter for board approval.

**5010 Brady** – The new owners have opened an outside wall facing the street and installed French Doors in the space and added a deck. It was decided that a letter from the board should be sent to the owner making sure they were aware of the need to submit plans to the architectural committee for approval for any construction projects.

- **Hospitality** – Bev Smith gave the report. There was no JULIET meeting in August, but the Romeo group met for breakfast at Black Bear Diner. The committee was able to make 3 home visits to new neighbors since the last board meeting.
- **Bridle Paths** – John Dolve was not present at the meeting, but Tamie Farris reported that he finally received a response for his inquiries to the city concerning the Plot Plans for RHA Filing II. He was expecting to receive the plans by mail and will report at the next meeting.
- **Roads** – Juan Rodriguez met with Tim Valdez, the project manager for Summers Construction. He also met with the design engineer, and they were going to modify the plans for Broken Circle and not crown the road but slop it to the west towards the ditch. Juan indicated that they were consolidating some of the phases to speed up the process so that paving could began ASAP. Some issues he discussed with them were:
  - Culverts not deep enough in some areas
  - Prong Horn catch basin not installed.
  - The phases of the plans were not being followed so the residents were unable to know what to expect.
- **Covenants** – Veronica Eberhart reported that the committee was slowly making its way through the old covenants and making revisions and additions. They should be ready with a first draft soon. Tamie asked if the board wanted to renew the Survey Monkey subscription to use to survey the residents on the covenants. Jim Rickman made a motion to renew the subscription when the covenants were ready to be voted on and it was seconded by Juan Rodriguez and was approved by the vote of the board.

## 5 Other Matters

- **RHIA Annual Picnic and BBQ Sept 10<sup>th</sup> - Bev** Smith indicated that someone would need to go and watch the erecting of the tents we were borrowing from the Lutheran Church on September 3<sup>rd</sup>. Tom Hartig volunteered to go and would enlist a few others to go with him. Thrivent Financial, a Lutheran insurance company and investment Company is going to donate \$250 to be used for food for the Picnic. The Romeo Men's group has volunteered to set up the tents and chairs for the event on Friday, September 9<sup>th</sup>. The PA system is also being lent to us by Holy Cross Lutheran Church and Tom Hartig volunteered to make sure he understood how the system works. Jim Rickman presented a draft of a letter to be sent to a list of VIPs inviting them to the event. ( **see addendum # 2**) Stacy Sahlstrom will receive the \$250 from Thrivent and purchase the food from Costco. She will pick up the green beans and coleslaw from Captain D's as well as the four \$25 gift cards for the door prizes. A motion was made by Doug Eberhart to give Honorariums to the Front Range Band for \$200, Tom and Marion Hartig for \$100 and Tony and Debbi James for \$100. The Motion was seconded by Jim Rickman and passed unanimously. Tamie Farris will send out email and Facebook notifications and will place signs in the entrances of the neighborhood promoting the event.

- **Food Drive** – We will hold the food drive again for the Food Panty at Holy Cross at the picnic. Ron Smith will bring his truck to park at the picnic to receive the commodities.
- **Annual RHA Clean Up Day, August 26<sup>th</sup>** -One dumpster will be at Rick Hover's home on 4918 Half Moon and will include Hazardous Waste and the other will be at the home of James Martinez at 2107 Payton Cir.
- **Neighborhood Signs** – Ray spoke to Kurk Schmidt about the street sign toppers. They must be approved by the city.
- **Hayride** – The hayride will be held in October and will be discussed at the next board meeting. Tamie Farris will get quotes for the liability insurance.
- **Dues** – Our number of dues paying members is decreasing and the board discussed what could be done about the issue. The idea was discussed about having the directors divide up the list of non-participating residents and do a fact-finding mission to uncover the reasons why they are not participating. Ray requested to have a list of non-paying residents at the next board meeting.
- **Next Meeting date – September 14<sup>th</sup>, 7:00pm.**
- **Adjournment** – A motion to adjourn was made by Tom Neppl and seconded by Jim Rickman and passed unanimously.