



RUSTIC HILLS IMPROVEMENT ASSOCIATION
BORAD MEETING
MINUTES
AUGUST 8TH, 2024
ENVOY CHURCH
2025 N MURRAY BLVD.,
COLORADO SPRINGS. CO

ELECTED BOARD MEMBERS IN ATTENDANCE

Ray Hoff	Doug Eberhart
Dave Pechacek	Veronica Eberhart
Tamie Farris	Juan Rodriguez
Jim Richman	
Tony James	

Other Attendees

Stacy Sahlstrom	Tom Hartig
Marion Hartig	Bev Smith
Tiffany Stevens	

I Call to Order: The meeting was called to order at 7:00pm by President Ray Hoff. Self-introductions were made by those present

II Minutes: Ray asked if there were any additions or corrections for the Board Meeting Minutes from July 11th, and there were none. A motion to approve was made by Juan Rodriguez and seconded by Dave Pechacek and the motion Passed unanimously.

III Treasurer’s Report: Treasurer, Doug Eberhart reported that we received a bill of \$1500 for the General Liability policy for RHA which is much larger than the previous year. Tamie Farris will investigate and see if a lower premium is available. The budget for the picnic is \$2100. Doug will provide a list of names of residents who have paid dues for the 2024-2025 fiscal year to the hospitality committee for the BBQ check in table and will introduce the board members at the event.

IV COMMITTEE REPORTS:

- **Trash Coalition** – The RHTC is currently \$1500 in the good for the account balance. Tom Hartig is working on the next 5-year contract with Waste Connections. The RHA pickup schedule seems to be set now, and he is not expecting any changes. There are 50 households that are not in the trash coalition and a plan is needed to get these residents on board. Tom suggested talking to those neighbors and encouraging them to join. Some residents are sending checks meant for RHTC to RHIA and that needs corrected as well.
- **Architectural Committee**- the committee approved a fence for the Harris Family on 4305 Brady Road and a Pole Barn on 5202 Rocking R.
- **Hospitality Committee** – Bev Smith, committee chair, reported the ROMEO men’s group had met for breakfast at I Hop and the JULIETS met at McCord’s for brunch. The committee met with the new family 5117 Brady Rd. Sarah Gunty and Erica Riggs are mother and daughter. They attempted to meet with the Stegman’s at 1911 Payton but were not able to reach them. The Hoovers at 2005 Broken Circle have not yet moved in and we also have a new rental family at 2010 Pronghorn, Ryan and Jennifer Turley. Ray Hoff created a document outlining what the RHIA does for the residents. **(See addendum #1)**
- **Bridle Paths** – no report

➤ **Roads:**

- Juan Rodriguez reported that the PPTRA sign on Brady Rd says the project is complete. However, we are now in the warranty period, and we can have any problems addressed. Juan would like to have residents email him with any issues to him so he can work with the contractor to get them fixed.
- Juan would like to contact Tyra Story, City Projects Director about the incomplete ditch where the common mailbox was sitting.
- The city is telling us that they don't use speed tables (speed humps) anymore. There are many areas in the city where there are speed tables. Ray is waiting for word from the city on this issue.

V **COVENANTS –**

- The 1st Q & A session for homeowners was held on August 4th, at the home of Veronic and Doug Eberhart at 1910 Payton Cir. It was attended by approximately 15 people and feedback was received. The 2nd Q&A session for residents will be held on August 13th at 6:30pm at 2002 Broken Circle Rd, the home of Tamie and Andy Farris. The Final Q&A will be held at Envoy Church on Aug 26th at 7:00pm.
- It was suggested that the new covenants be numbered 1-17 not C1-C17 to eliminate confusion.
- Bill Brown has created a petition asking for the elimination of covenants altogether and has a team taking it to the neighbors. Ray suggested if that is what 51% of the homeowner vote for that is what will happen.
- We are concerned going forward that teardowns and rebuilds will occur, and we will need guidelines for that eventuality.
- Juan Rodriguez suggested that we have people moving in who have totally different lifestyles and demographics that previous owners and with the paved roads we will have more traffic and visibility and more vandalism. No covenants have unintended consequences we will not appreciate.

VI **GARAGE SALE -**

- The sale is scheduled for August 17th. Daniel and Tiffany Stevens have created graphics, a map, a Facebook Page and flyers for promoting the event and will drive the roads with water in their golf cart during the sale.
- They also have road signs for the entrances. There will be a Goodwill Truck parked at 2018 Pronghorn from 2-4 for residents to drop off any unsold items.

VII **PICNIC & BBQ-**

- The picnic will be held again at the home of Tom and Marion Hartig at 2018 Pronghorn La.
- Tom Hartig is in charge of the facilities crew for set-up and take down of the tents and chairs.
- Stacy Sahlstrom is in charge of food purchasing and planning (**See addendum #2**)
- Bev Smith will purchase name tags for the sign in crew and Debbie Humphries will print name tags for the board. The Hospitality committee will sign in guests and take dues payments and donations.
- The Front Range Band will again entertain us thanks to resident Gary Gossage, a band member.
- Tamie Farris will make sure large poster signs will be placed in the entrances to the neighborhood the week of the event
- We will again be able to borrow the 2 large tents from Holy Cross Lutheran Church and one tent from Bill Kenline.
- Norm Pechacek will be in charge of the car show
- The event will take place from 11:30 – 3:00pm, but food will be served from noon to 2:00pm.
- We will again host a food drive to benefit the pantry at Holy Cross Lutheran Church on Murray Blvd.
- The Hartig's will purchase event insurance this year from their personal insurance carrier and can be reimbursed.
- Raffle – each family will receive 2 tickets. One for the gift cards to Captain D's and one for the \$25 gift cards.

VII A motion to adjourn was made at 8:25pm by Jim Rickman and seconded by Juan Rodriguez and passed unanimously.