



**RUSTIC HILLS IMPROVEMENT ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES  
FEBRUARY 8, 2024  
ENVOY CHURCH  
2025 N MURRAY BLVD.,  
COLORADO SPRINGS. CO**

ELECTED BOARD MEMBERS IN ATTENDANCE

Ray Hoff	Doug Eberhart
Veronica Eberhart	Jim Rickman
David Pechacek	Juan Rodriguez

OTHERS IN ATTENDANCE

Tom Hartig	Bill Brown
Bev Smith	Robert Pichardo

Called to order at 7:06pm

Adjourned at 9:10pm

AGENDA ITEMS

- I Treasurer's Report – Treasurer Doug Eberhart gave the report. (See addendum #1). The annual picnic gift card for Tony James was returned by the Post Office so Tom Hartig will hand deliver it.
- II Committee Reports:
  - 1 **Architectural and Covenants:** The Report was given by Veronica Eberhart, committee chair. Concerns about the covenants were covered later in the meeting. She will get a written report to the secretary.
    - 1907 Payton Circle—Code Enforcement is working with them regarding shipping containers
    - 5218 Brady Road—a 30' x 50' building was approved. The owner will remove current barn
    - 5219 Brady Road—Bill Brown noted that 10 tons of concrete blocks have been delivered to the front of the house. The homeowner told him he plans to build a wall with metal gates in front of his house. Veronica will contact the homeowner for plans, etc.
    - 2005 Broken Circle—Bill Brown showed the foreclosure notice from the Gazette.
  - 2 **Trash Coalition (RHTC)** – The report was given by Tom Hartig. (see Addendum # 2) Late notices have been sent to 32 customers. Leniency will

be used in the charging of late fees due to recent changes in mailing address, the mail service, and procedures.

**3. Roads Committee** – Juan Rodriguez, committee chair, gave the report. He will send a written report to the secretary. The contractor has had changes in supervisor and foreman. They will be working intermittently around weather conditions during the winter on Half Moon, Rocking R, upper Broken Circle, Lazy R and Bent Bar. Juan has worked with all regarding issues on these roads. CSU has plans to replace the water line on Half Moon, therefore it will be the last road paved. Juan will get with Tamie to send a notice to inform the homeowners on Half Moon. Concerns about speed bumps and dividing lines on the hills has been given to the city's traffic control. Ray will contact them before March meeting.

**4 Hospitality Committee-** Bev Smith reported that Holy Cross Food Pantry was very thankful for the 670 pounds of food and the \$150 collected at our Thanksgiving food drive. The Romeos and Juliets have been meeting monthly. A new neighbor visit was made to 1927 Payton Circle. (see **Addendum # 3**)

**5 Covenants Committee**—The committee has submitted its final draft of proposed changes to our covenants. It has completed what it was charged to do so the committee no longer exists. The draft will now be reviewed by the board.

### III Discussion Topics

- 1. Covenants**—The current bylaws state that there will be an Architectural and Protective Covenants Committee. Section 2 states that other committees can be appointed by the president. A Covenants Committee was created as a separate committee and charged to review and update the current covenants. This committee has met and has submitted a draft revision. Veronica, as head of the Architectural and Protective Covenants Committee, presented several guidelines that they felt were not addressed, especially since the city code has changed. Ray stated that at the March board meeting the draft submitted by the Covenants Committee will be reviewed and that she can present the concerns of the Architectural and Protective Covenants Committee. Ray will get the Covenants Committee's draft to all board members soon so they can study it prior to the meeting. He also asked Veronica to get her concerns to the board members prior to the meeting.

2. Annual meeting—Proposed date is Tuesday, May 14<sup>th</sup>. If the church is not available the second choice is May 7<sup>th</sup>. Jim Rickman will head the audit committee. Juan Rodriguez will head the nominating committee with the help of Tom Hartig and Bev Smith.

The agenda for the meeting will include:

- trash coalition report
- roads report
- signage report
- covenant report (there will not be a time for questions on the covenants. A separate meeting will be established to address questions regarding the proposed covenants)

3. Signage—Ray will get prices before the March board meeting so we can discuss signs.

IV Approval of November Minutes - Veronica Eberhart was added to those in attendance. A motion to approve was made by Doug Eberhart, seconded by Bev Smith and passed unanimously.

V A motion to adjourn was made by Juan Rodriguez, seconded by Doug Eberhart and passed unanimously.