



RUSTIC HILLS IMPROVEMENT ASSOCIATION
BORAD MEETING
MINUTES
FEBRUARY 20TH, 2025
ENVOY CHURCH
2025 N MURRAY BLVD.,
COLORADO SPRINGS. CO

ELECTED BOARD MEMBERS IN ATTENDANCE

Ray Hoff	Doug Eberhart
Tamie Farris	Veronica Eberhart
Daniel Stephens	Juan Rodriguez
Jim Rickman	

Other Attendees

Tom Hartig	Norm Pechacek
Bill Brown	Jon Newman

I **Call to Order:** The meeting was called to order by President Ray Hoff at 8:00pm. Veronica Eberhart, Doug Eberhart and Daniel Stevens joined the meeting by Zoom. All those physically present self-introduction.

II **Minutes:** Ray Hoff asked if there were corrections or additions to the minutes and there were not already made. Ray Hoff made the motion to approve, and it was seconded by Juan Rodriguez and passed unanimously.

III **Treasurer Report:** Doug Eberhart stated that there were no changes to the accounts as of the last meeting and had no report. Ray Hoff has received a check for dues for the property owned by the estate of Ardis Meeske, which has not yet been recorded.

IV **Committee Reports:**

- **Architectural:** Veronica Eberhart reported we had no new requests for the committee. There has been a complaint by Norm Pechacek concerning an older black class C motorhome parked near the street between the properties at 2104 and 2112 Broken Circle. Mr. Pechacek claimed it is sitting on his property and is an eyesore and has not been able to resolve the issue with his neighbor. Veronica advised him that RHIA has no covenant against the parking of campers and suggested he call city code enforcement to have the vehicle checked to see if it was parked according to city code. Residents can call Neighborhood Services at (719)385-5911 or file online at <https://coloradosprings.gov/neighborhoodservices>
- **Hospitality:** Committee Chair, Bev Smith was not in attendance but sent a report. (See addendum # 1)
- **Bridel Paths:** No Report
- **Roads:** Committee Chair, Juan Rodriguez reported that there were cracks in the new pavement on the north side along Brady Road in front of 5135 Brady. The previous contract is no longer on the job so the new contractor who will pave Half Moon will have to be approached to fix the cracks. The city quality control person, (Angelo) will need to be contacted.

V **Trash Coalition:**

- Tom Hartig purchased sign holders for the neighborhood events. The holders are metal and have slots for removable chloroplast hard core, weatherproof signs. Tom will order 20 double sided signs to use with the holders for the picnic, cleanup day, chipping day & garage sale. The cost for holders and signs will be \$450.
- New Logo – Tom offered two suggestions for creating a new logo for RHA.
 1. RHIA sponsors a neighborhood contest to create a new logo with a \$50 cash prize for the winner. Beve Smith drew up contest guidelines ([see addendum # 2 for example flyer](#))
 2. Buy a subscription to a logo design AI website for \$60 to have a new logo created.
- Juan Rodriguez made a motion to engage the neighborhood to create the logo, and it was seconded by Tom Hartig and passed unanimously.
- Tom Hartig ordered a new shed to store the RHIA event equipment. The RHIA will contribute to the cost of the shed with an honorarium to the Hartig's. The amount was not determined.

VI **Permanent Signage for RHA:**

- 2X2 Ground signs would require a city permit at the cost of \$300 each. They would have to be placed 9 feet back from the roadway which would put many in the drainage ditch. The sign toppers would cost \$124 each. Ray will the permits questions with the city.
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VII **Road Striping and Speed Tables:**

- Striping over the hills has not yet been approved by the city.
- Speed Tables are still being considered by the city but not likely to happen. Juan Rodriguez will check again on the possibility of the tables being installed.
- The city is still considering equestrian signs.

IX **Covenants:**

- Ray Hoff consulted with the Law firm Orten, Cavanagh, Holmes & Hunt. They prepared a proposal with hourly rates but states that we can negotiate a flat fee for review of the current covenants or the current proposed draft. ([see addendum #3](#)) Ray will get an estimate for the flat fee before the next meeting.
- Veronica Eberhart felt that the most pressing question is whether each subdivision can vote separately on the covenants or must they be voted on by all property owners.

X **New Business:**

- Annual Meeting; Scheduled tentatively for Tuesday, May 20th.
- A determination needs to be if Rustic Hills Acres is in a Wildland Urban Interface (WUI)
- Bev Smith suggested we look into the Native Grass Lawn Program for Homeowners. The link to the program through Colorado Springs Utilities will be emailed to the neighborhood.
- Long Time Resident, Gary Boldt passed away February 6th.
- The Nomination Committee for the upcoming board elections will need the following:
 - President
 - Vice President
 - Treasurer
 - Director for Filing I to replace Linda Cash
 - Director for Filing II to replace Tony James.
- Next Meeting Thursday, March 13th.

XI **The meeting was adjourned at 8:15pm**