



Rustic Hills Improvement Association Minutes

Thursday Jan 13th, 2022 at 7:00 pm
Sunnyside Christian Church, NE corner of Constitution/Murray

Board Members in Attendance

John Dolve	5409 Bent Bar
Doug Eberhart	1912 Payton Cir
Tamie Farris	2002 Broken Cir Rd
Jim Kelly	4917 Half Moon Dr
Jim Rickman	2011 Prong Horn
Bev Smith	5118 Brady Rd
Jamie Wilson	4710 Brady Rd

Residents in Attendance

Linda Cash	1912 Payton Cir
Tom Hartig	2018 Prong Horn Cir
Shane McDonell	4710 Brady Rd
Tiffany Stevens	4721 Brady Pl
Veronica Eberhart	1913 Payton Cir

- 1 **Call to Order and Introductions** – Acting president John Dolve called the meeting to order at 7:05pm and self-introductions were done by all present
- 2 **Approval of Minutes** - John Dolve asked for additions or corrections to the board meeting minutes of October 14th, 2021. There were no edits suggested and Jim Kelly made a motion to approve. It was seconded by Jamie Wilson and passed unanimously.
- 3 **Treasurers Report** – Doug Eberhart handed out a report showing the following as of November 30th, 2021:
 - a. Checking - \$6827.20
 - b. Savings- \$413.47
 - c. Money Market - \$7556.78
 - d. Total -\$14,797.40

The Total dues paying households is 90. Two household dues were received in January 2022 for \$100. With this plus interest on the accounts and subtraction of two checks written for a total of 501.89, the balance of all accounts was \$14,400.

4. Committee Reports

Architectural Committee- Jim Kelly reported that the committee fought long and hard to get the city to limit the number of garage doors allowed at the new home being build at 1917 Payton Circle. The city approved 6 garage doors against their objections.

The center block pillars at the rear of the property on 4405 Constitution Ave have been removed and the structure was not erected. The bases are still there for what was claimed by the homeowner to be a fence.

Approval was given to the Rodriguez family on 5111 Broken Cir Rd to build a 30' x 40' barn.

Jim Kelly recommended that once the architectural committee approves or denies a request that a formal letter be drafted by the committee and sent to the president and secretary. After review and approval by the president, the secretary then should send the letter to the homeowner. This complies with the RHIA bylaws.

The property at 1907 Payton Cir has a collection of junk and trailers at the back of the property. It was suggested that the president and at least on other board member talk to the homeowner to request cleanup before contacting code enforcement. It was decided that a time limit of 6 months should be given to clean up issues that were brought to a homeowner's attention by the board.

A discussion was held about establishing a set of standardized procedures for the architectural committee to follow when reviewing requests from homeowners. Jim Rickman reminded us that the wording of the covenants cannot be changed but procedural standards for the architectural committee to follow could be voted on by the board and approved. The committee was charged with writing a set of procedures to be approved by the board at the next meeting. Any ruing made by the committee must strictly enforce the wording of the covenants and different standards should not be established.

The city standards override the covenants of the HOA and they are often contradictory. Veronica Eberhart strongly endorsed the board tackling the job of creating a new set of covenants that addressed these issues. It was suggested that we use the updated covenants that were developed in 2018 as a basis for developing new covenants as a great deal of resources and time was spent in their production.

Hospitality Committee – Bev Smith reported that the JULIET group had lunch and bunko in December. The ROMEO group had 9 men for breakfast. No home visits were made in December. The committee is scheduled to meet the following Tuesday to assemble welcome baskets. New residents have moved into 5226 Rocking R, 5002 Half Moon, and 4906 Half Moon. County Assessors record updates are at least 2 months behind, according to Secretary, Tamie Farris, so we do not have information on the new owners

Rustic Hills Trash Coalition – Jamie Wilson – RHTC has \$17,637.01 in savings and \$4422.79 in checking. Waste Connections was trying weekly ghost routes for recycle pick up to see if that was a viable process. The new calendar for recycling will be available on their website and will be sent out to the residents by email. The rates for 2022 have not been set as of this date but the contract states that the cost will go up 4% a year. Residents who pay annually will receive one month free.

Bridle Paths – John Dolve – A motion was made by Tamie and seconded by Jim Kelly to postpone a discussion on enforcement of the bridle paths until the March meeting. The motion passed unanimously and acting president, John Dolve, will add the issue to the agenda for March.

6. Recent/Upcoming Events

There have been no events since the last board meeting. The board discussed the following items:

- An Audit committee is needed for 2022. Jim Rickman volunteered to chair the committee. Tom Hartig also volunteered. John Dolve was going to ask Stacy Sahlstrom if she would also serve as she had been on the committee in the past.
- Jim Kelly has volunteered to chair the nomination committee and was looking for others to volunteer. The committee is supposed to be formed 2 months prior to the annual meeting according to the bylaws. Jim Kelly will serve as a member of the board and Tom Hartig will serve as representing filling 2. A representative from filling 1 was still needed. The positions open for election will be President, Vice President, Treasurer, one representative from filling 1 and one representative from filling 2.

- The annual meeting will be held in May at Sunnyside Christian Church with the exact date TBT. Jim Kelly will see what dates are available for the church. Assistants for the annual meeting to check people in and take dues will be determined at the March bard meeting.

7. Follow up from past meeting –

- Logo Contest- Doug Eberhart had come up with the idea to sponsor a contest to develop a new RHIA Logo and he will develop the criteria for the logo. An ad hoc committee would need to be formed to run the contest. All residents will be eligible to enter their ideas. This will be discussed at the next meeting. The logo does not have to be voted on by the general membership.
- RHIA Entry Signs - Tom Nepel was asked to give estimates for metal signs, but the estimate had not been received. John Dolve will follow up on the quote
- Bridle Paths – John Dolve tried to contact the Attorney, Steven Barr, to determine what the cost would be to have him develop a letter to those residents who had non-compliance issues with the covenants. John requested a private discussion with the board to discuss what he found online concerning this attorney. Any further discussion was postponed until the March meeting.

8. Other Matters

- Bev Smith was looking at Google Maps and discovered that the large barn that was built at 2005 Broken Circle was labeled as “The Barnderosa” . The owner, Glen Lintemuth, had been having parties at the barn but that has not been happening since last summer.
- Tamie Farris suggested that a FaceBook group page be developed for Rustic Hills Acres. The idea was met with a favorable response by those in attendance. Linda Cash, of 1912 Payton Cir, volunteered to set up the page. Tamie Farris volunteered to work with her to get it up and running. Bev Smith made the motion to allow the development of the group page and Jim Kelly seconded. The motion passed unanimously.

- Colorado Springs Fire Department Chipping Program- A neighborhood champion is needed for 2022 to train the residents on the chipping program. It was suggested we have a representative from the fire department speak at the annual meeting and encourage a volunteer. Bev Smith was going to look into a fire mitigation packet for the welcome baskets
- Bev Smith suggested we start a neighborhood Dinner Night Out and was going to check with the Havana Grill, a local restaurant and report back.

9. Next Board Meeting- John made a motion to set next board meeting on March 10th at 7:00pm at Sunnyside Christian Church. It was seconded by Tamie Farris and passed unanimously. The meeting was adjourned at 8:40pm.