



Rustic Hills Improvement Association

Thursday July 13th, 2023 at 7:00 pm
Envoy Church, 2025 N Murray Blvd

MINUTES

Board Members in Attendance

| NAME | ADDRESS |
|-------------------|--------------------|
| Ray Hoff | 2006 Broken Circle |
| Doug Eberhart | 1912 Payton Cir |
| Tamie Farris | 2002 Broken Cir Rd |
| David Pechacek | 2014 Broken Cir Rd |
| Jim Rickman | 2011 Prong Horn |
| Veronica Eberhart | 1913 Payton Cir |
| Bev Smith | 5118 Brady Cir |
| Tom Neppel | 1935 Payton Cir |
| Juan Rodriguez | 5011 Brady Rd |

Residents in Attendance

| | |
|------------------|-------------------|
| Tom Hartig | 2018 Pronghorn Ln |
| Marion Hartig | 2018 Pronghorn Ln |
| Josie Watters | 2215 lazy R Ln |
| Dennis Watters | 2215 lazy R Ln |
| Carolyn Weyant | 1905 Payton Cir |
| Norma Mullineaux | 5104 Rocking R Dr |
| Jim Mullineaux | 5104 Rocking R Dr |

1. **Call to order and introductions:** The meeting was called to order at 7:05pm by President Ray Hoff, and attendees self-introduced.
2. **Approval of Minutes:** A motion was made by Jim Rickman to approve the minutes of the board meeting on June 8th, 2023 and seconded by

Bev Smith and the motion passed unanimously.

3. **Treasurers Report:** By Doug Eberhart. \$1400 in dues were paid in June. As of the end of June a historic mark was reached when Savings topped 20k. 70 households have paid dues so far, which equals 1/3 of the possible members and our budget is based on 105 households or 50%. Many pay their dues at the annual picnic. It was decided we should send a mailing to households who are not paid and post a request on the RHA Facebook group. **See addendum #1** for full treasurer's report. Tom Hartig explained that the books look like we were short in 2022 because funds taken in 2021 and not deposited till 2022 were not in the figures. The budget is balanced on a cash basis but not on an accrual basis.

4. Committee Reports:

- **Architectural:** Veronica Eberhart, Committee Chair gave the report. Ray Hoff spoke to the owner of 1907 Payton Cir about the 3 shipping containers in their yard. They are not permanent structures, so they do not need a permit and the owner indicated they were not work related and were going to be removed at an unspecified date. Veronia called City Code Enforcement to find out the rules before we pursue further action. The city code allows up to two containers no larger than 200sf each. If the containers are not removed, then the board will send a letter to the homeowner asking them to comply with the code. A deck replacement was approved by the committee for Cheryl Parr at 1921 Payton Circle
- **Hospitality:** Bev Smith, committee Chair gave the report. No visits had been made in the previous month. The Juliet women's group met at Musashi's Japanese Restaurant on June 29th for dinner. The Romeo men's group met at Black Bear Diner for Breakfast.
- **Bridle Paths-** John Dolve, committee chair, was unable to attend but sent a report given by Tamie Farris. John had been assigned to check with the county clerk and records office to see if he could obtain a plat map for Filing II in Rustic Hills Acres. He left a voice message and email for a contact back but had not received either. He wants to be sure it is possible to get a 24X36 inch copy

of the map to see if bridle paths are noted on the map. Due to issues with his eyesight, he has not been able to make a visit in person. He will try again to see if he can get an answer to the question before making the trip downtown. Jim Rickman has a direct number to the county clerk that might be more effective in getting to speak to someone.

- **Rustic Hills Trash Coalition:** Tom Hartig, committee chair, gave report. Our neighborhood was assigned a new side loader by Waste Connections for the totes. We were cautioned not to put bricks or dirt in the totes as they are too heavy. The maximum capacity is 200 lbs. and overloaded totes will not be emptied. Residents can take pictures of the totes not picked up to send to Janice McLean to be forwarded to the trash company. Industrial dumpsters will be picked up on Wednesday and totes on Thursday. [See addendum #2-1 & 2-2, for numerical report.](#)
- **Roads:** The report was given by Juan Rodriguez. Juan summarized the schedule for the residents for phase one and phase two of the drainage and road prep projects. [See addendum #3 for summary.](#) Phase one includes Brady Rd Pronghorn and Payton Cir. Phase two includes Broken Circle Rd, Lazy R and Bent Bar. The contract is for 5 million. Paving will begin in October for Phase 1 and the plans call for all paving to be completed by March of 2024. Tom Neppel stated that as the road subgrade on Payton Circle is all clay and turns to a muddy bog when wet. He was concerned that the plans for stabilizing the ground would not get the job done. Juan believes that the 5 inches of asphalt required by the city would be sufficient to stabilize the ground.
- **Covenants:** The committee is making progress reviewing the old covenants and formulating the new according to David Pechacek. Their next meeting is set for July 18th, at 7:00pm at Envoy Church. Tamie Farris is going to send an email to all residents announcing the meeting.

5 Other Matters

- **Picnic:** It was suggested that directors for each filing make calls to neighbors who have not paid, inviting them to the picnic and asking them to join RHIA. The idea was not voted on and tabled until the next meeting. The picnic will be held on September 9th with the back-up date for weather on September 10th. Bev suggested that if the weather was bad, we could use the cultural

hall at Holy Cross Lutheran Church.

- **Website:** Bev Smith suggested that we invite our neighborhood business owners to place a notice on the RHIA website. We would have to create another tab on the website for the free listings.
- **Meet with the new Mayor Yemi Mobolade:** Wednesday, July 5th is the date for a neighborhood meeting with the Mayor Doug And Veronica Eberhart were going to try to make the meeting,
- **Neighborhood Signs:** Ray Hoff is going to contact Tyra Sandy to see who we need to talk to about installing the signs.
- **Events**
 1. The annual neighborhood Garage Sale has been canceled due to the road construction.
 2. Clean-up Day is scheduled for August 26th. James Martinez, of 2107 Payton Cir., has volunteered to host one dumpster. Tom Harting usually hosts one as well, but we will have to wait until the date is closer to determine if the road construction will interfere.
 3. The Picnic set for September 9th will be fully organized at the next board meeting. Bev Smith has arranged for RHIA to use large tents from HolyCross Lutheran Church for the picnic. Ray Hoff and Tom Hartig will go to Eastside Park off Constitution on Sept 3rd to see how the tents are set up.
- **Road Grading:** The contractor is responsible for maintaining the roads in the area where they are working but not elsewhere. In other areas we still must contact the city for grading.
- **Weeds:** Grass and weeds are growing fast and tall and if your neighbor is not keeping up, the board recommends to first try talking to them. If that does not work residents can call City Code Enforcement
- **Adjournment:** A motion was made to adjourn at 8:35 by Doug Eberhart and seconded by Juan Rodriguez and was approved.

