



**RUSTIC HILLS IMPROVEMENT ASSOCIATION  
 BOARD OF DIRECTORS MEETING  
 MINUTES  
 JULY 14<sup>TH</sup>, 2002  
 2025 N MURRAY BLVD.,  
 COLORADO SPRINGS, CO**

**BOARD MEMBERS IN ATTENDANCE**

Dan Allgeier	Ray Hoff
Tamie Farris	Jim Kelly
Jim Rickman	Shane Bruckner
Tom Nepl	Jamie Wilson
John Dolve	Bev Smith

**OTHERS IN ATTENDANCE**

Tricia Mohr	Michael Coolidge
Tom Hartig	Shane McDonell
Marion Hartig	Ed Bledowski
Josie Watters	Dennis Watters
Brandy Sorenson	Juan Rodriguez
Lyle Bonham	

- 1 **Call to Order and Introductions:** The meeting was called to order at 7:05pm by President Dan Allgeier. Self-introductions were made by all in attendance.
  
- 2 **Approval of Minutes:** President Dan Allgeier asked if there were any corrections or additions to the minutes and none were offered. A motion to approve the minutes of the prior board meeting on July 14<sup>th</sup>, 2022, was made by Jim Rickman and seconded by Ray Hoff and approved unanimously.
  
- 3 **Treasure Report:** Doug Eberhart, treasurer, was not in attendance so a report was not given
  
- 4 **Prior Events:**
  - Clean Up Day – June 25<sup>th</sup>, 2022. Tom Hartig had one dumpster at his home at 2018 Pronghorn Lane and the second was located at 2103 Payton Circle at the home of Christy Gaber. The Hartig’s reported that it went well. Tom took the hazardous wastes to the city recycling center.
  - Lyle Bonham reported that while walking his dog and encountered a homeless person on the Rock Island trail who had an open flame under a tree. The police

were called and they contacted the fire department because of the fire hazard. After the person was gone Lyle cleaned up the remainder of the trash. We were cautioned to watch for homeless camping along the trail.

## 5 Rustic Hills Acres Trash Coalition:

Jamie Wilson reported that the saving account had a balance of \$14,327.31 and the checking account balance was \$1216. The large amount in savings was due to residents paying an annual fee, but the service is billed monthly. Late fees are generated by Janice McLean, at Red Oak Associates, due to having to bill twice. Jim Rickman suggested that we should track how many late fees were assessed. There was a discussion about posting signs reminding residents of their obligation to pay their bill on time, but no motion was made to do so.

## 6 Committee Reports:

- **Architectural:** Chairman Jim Kelly reported that the committee was working on a letter to the homeowner off Payton Circle who has a number of boxcar like containers on the back of his property. Jamie Wilson said she would have a set of plans to the committee shortly for the committee to review. Michael Coolidge stated that he had not received the approval for the stucco project for his home on 4615 Brady Pl. Jim Kelly let him know it had been approved.
- **Hospitality** – Bev Smith reported that the Juliet Women’s group had met for Bunko and dinner in June. 1926 Payton was sold and the new owner, Dan Haiby, was having extensive foundation work done. Bev Smith was going to schedule a visit by the committee
- **Bridal Paths** – Chairman John Dolve had no new items to report

## 7 Upcoming Events

- **Chipping Day** – The Colorado Springs Fire Department Chipping Program is scheduled for Rustic Hills Acres beginning the week of August 15<sup>th</sup>. It was suggested that we all encourage our neighbors to make sure their piles of limbs and brush met the rules for chipping. The Last day to sign up for the program is August 12<sup>th</sup>. All information about the program and how to register is available on the RHA website.
- **RHA Annual Picnic - The** Board voted at the previous meeting to have the picnic on September 10<sup>th</sup>. Tom and Marion Tom Hartig will host the picnic again at their home at 2018 Pronghorn Lane. Tom passed out a checklist to be used to organize for the picnic.
  - The budget for the picnic is \$1900 as allotted in the budget voted on at the Annual meeting.
  - Tony James will again be doing the B-B-Q meat
  - A letter reminding residents that dues were past due but could be paid at the picnic will be sent out by mail. It was decided to have a sign at the entrance asking for a voluntary donation for guests or non-RHIA members.
  - Tamie Farris will verify that the Front Range Band that played last year will be available.
  - Tamie Farris suggested that we have a food drive in connection the National Day of Service on September 11<sup>th</sup>. It was decided that we would do the food drive again this year.

- Committees were chaired to handle different parts of the preparations.
  - **Promotions – Tamie Farris**
  - **Facilities – Jim Kelly**
  - **Food – Tom Hartig**
  - **Registration and Check-in – Bev Smith**
  - **VIP Invitations – Jim Rickman**

## 8 Road Paving Discussion:

- Dan Allgeier introduced a document mailed to the residents of RHA from the city of Colorado Springs showing a 5-phase project to replace gas and sewer lines beginning July of 2022 prior to any paving. (Addendum # 1)
- Juan Rodriguez, of 5011 Brady Rd, had thoroughly gone through the 60% plans presented by the city for the paving project in RHA and found many discrepancies from what we had been told previously. Juan is a project manager with many years' experience with this type of project. Some of the questions he had concerned the timing of the replacement of the gas and sewer lines, road grading and width, asphalt depth, drainage ditches and the riding/walking paths. Another question concerned whether the 7-months of gas and sewer lines phases would be completed concurrently or sequentially. This information was not provided by the city and would make the timeline vary greatly. He stated that we needed to know the engineers and contractors that were working under Travis Easton. He is the director of public works for entire city of Colorado Springs, and others would be directly involved with the project.
- Tamie Farris suggested that a committee of a few residents with engineering experience would be better equipped to review and dissect the paving plans and meet with the city engineer to iron out any problems found.
- Ray Hoff made the motion that we form a temporary committee consisting of a chairman, two people from filing 1, two from filing 2 and one board member. The motion was seconded by Tamie Farris. Discussion occurred concerning the who would be on the committee, but Jim Rickman stated that the members would be chosen by the committee chair according to the motion made and should be voted on as such. Lyle Bonham wanted to clarify the scope of the committees' powers. It was suggested that the committee would coordinate with the city officials and make recommendations as to what the decisions for paving and drainage should be, subject to approval by the board. The liaison between the board and the committee would be the board member on the committee. The motion was made by Lyle Bonham and seconded by Ray Hoff that any decision agreed upon by the committee subject to approval by the board.
  - The 1<sup>st</sup> motion, setting up the committee with Juan Rodriguez as chair, passed unanimously.
  - The 2<sup>nd</sup> motion, limiting the power of the committee to make decisions subject to the board approval passed unanimously.

President Dan Allgeier asked Juan Rodriguez if he would chair the committee and he agreed to take on the job. Tamie Farris made the motion to appoint Juan as the committee chair and it was seconded by Ray Hoff and passed unanimously.

- 9 **Temporary Covenants Review committee:** Committee member Teresa Mohr reported that the committee had met twice for one hour and had reviewed the updated covenants that had been drawn up in 2017 and had not passed when voted on. They were in the process of debating which provisions should be revised or deleted. The committee would meet next on August 9<sup>th</sup> at 7:00pm. The final draft would be reviewed by the board for approval before presenting to the residents. The committee chair is Miriamber Daigneault.
  
- 10 **Adjournment and Next meeting:** The board meeting is scheduled to be on August the 11<sup>th</sup> at 7:00pm. Shane Bruckner made a motion to change the start time to 6:30pm but the motion failed. A motion was made by Jim Kelly and seconded by Ray Hoff to adjourn the meeting and it passed unanimously. Adjournment was at 8:40pm.