



RUSTIC HILLS IMPROVEMENT ASSOCIATION
BORAD MEETING
MINUTES
JULY 1 1TH 2024
ENVOY CHURCH
2025 N MURRAY BLVD.,
COLORADO SPRINGS. CO

ELECTED BOARD MEMBERS IN ATTENDANCE

Ray Hoff	Doug Eberhart
Tamie Farris	Veronica Eberhart
David Pechacek	Juan Rodriguez
Jim Richman	Daniel Stephens
Tony James	

Other Attendees

Karen Rupprecht	Tom Hartig
Will Harris	Bev Smith

I **Call to Order:** The meeting was called to order at 7:05pm by President Ray Hoff. Self-introductions were made by those present.

II **Minutes:** Ray asked if there were any additions or corrections for the Board Meeting Minutes from June 13th, and there were none. A motion to approve was made by Dave Pechacek and seconded by Juan Rodriguez and the motion Passed unanimously.

III **Treasurer’s Report:** Treasurer, Doug Eberhart reported that he had received two donations for the Coyote Fund totaling \$500 and that amount was added to the \$750 previously received. Funds has been received for the Rustic Hills Trash Coalition that were made out to RHIA and the funds were deposited and then transferred to RHTC by check. Dough presented the RHIA Treasurer’s Report for July 2024 which indicated that the total funds in all accounts for RHIA equaled \$21,834.51. (See addendum # 1)

IV **Committee Reports:**

- Architectural Committee- No Report
- Hospitality Committee – Bev Smith, committee chair, reported that the Griffith family at 4927 Half Moon Rd. had been visited by the Hospitality Committee this past month. The JULIET Women’s group had dinner at Modern Eatery and the ROMEO men’s group met for breakfast at IHOP. Two new residents have moved into the neighborhood or are closing on a house and will be visited in later in the month.
- Bridel Paths: No Report

V **Roads Update:**

- Juan Rodriguez reported that Angelo, the project construction manager, did the final drive through on our roads with Tyra Sandy, the city construction manager, and the contractor is close to being done.
- Angelo and Juan have a meeting with residents on Half Moon tomorrow to discuss the water line and paving projects. Juan has spent a lot of time with the residents on Bent Bar. The Temporary mailboxes at the intersection of Brady and Payton Circle have been removed. Will Harris was concerned about the drainage on his property at 4305 Brady Rd and was advised to contact the City Roads Department.

- Tyra Sandy had the contractor shore up the area with ruffraff across from the entrance to Brady Place which was not in the original contract
- Rocking R does not have a 72" shoulder and Juan will talk to Angelo and Tyra Sandy if a complaint is sent to Tamie from a resident and forwarded to him.
- Speed Bumps- We will have to speak to the traffic engineer with the city and they are waiting for the assessment report. Ray has a meeting with the city to discuss the possibility.
- The drawings for the water line installation on Half Moon Dr are 95% complete. When done the city will begin the bid process.
- There is a two-year warranty on the contractor's work so we should report any issues as soon as they are noticed.

VI **Rustic Hill Trash Coalition:** Tom Hartig Committee Chair reporting:

- RHIA Cleanup Day is Scheduled for July 20th, from 9:00am to 2:00pm. There will be two large dumpsters, one at Hartig's at 2018 Prong Horn Lane and one at the James Martinez home at 2017 Payton Circle. They will not accept any automotive fluids, but Auto Zone will take 5 gal a day per person.
- Dan Allgeier, Jeff Tonia. Juan Rodriguez and Dave Pechacek have volunteered to assist Tom Hartig during the event.
- El Paso County **Clean Sweep** Hard-to-Recycle Events for tires, mattresses/box **springs**, and large TVs will happen, Friday, August 16th, 2024. It's a good deal but participants must register.
- The accounting service that is doing the books for RHTC will now start charging \$200 a year and tom will check with Rebekah Lawson to see if she would like to take over that responsibility.
- RHTC currently has approximately \$25,000 in their account.

VII **Coyote Trapping Quote:** alpine Wildlife control was recommended by Rick Hoover and others and was contacted by Tamie Farris for a quote on trapping the coyotes. The Service Charge is \$450 with a minimum of 2 traps set and 1 refresh per trap. No relocation of predators per CPW rules. See addendum # 2 for full quote.

VIII **Sumer Events:**

- Clean Up Day – July 20th form 9:00am to 2:00pm
- Garage Sale – August 17th from 8:00am to 3:00pm. Daniel and Tiffany Daniels will co-sponsor the event and provide signs, a map and promotional graphics through their real estate brokerage and will use a golf cart to drive the neighborhood and check on the progress.
- Annual RHIA Picnic- September 7th with the 8th as an alternate in case of bad weather. We have a \$2100 budget. We are also looking to borrow a sound system from the Lutheran Church.

IX **Covenants:**

- A motion was made by Veronica Eberhart and seconded by Bev Smith to approve the draft of the new covenants to be emailed to the residents for review. Those without email will be snail mailed. The Eberhart's will host a Q&A meeting on August 4th at their home and Tamie and Andy Farris will host another on August 13th. Email invites will be sent with the covenants and mailed letters
- Bill Brown read a letter from a buyer for the home at 5338 Bent Bar. The letter indicated that the buyer was upset when told that chickens and other animals were not allowed under current covenants but had not been enforced. That was factual and does not comply with city code and one reason for the work to update the current covenants.

X **Other Matters:**

- The meeting with the whole community on covenants is set for Tuesday, August 20th at 7:00pm at Envoy Church. Final draft will be completed after that and sent for vote of the residents
- The Next board meeting is set for Thursday, August 8th at Envoy Church at 7:00pm.
- A motion was made to adjourn the meeting at 8:40pm by Dave Pechacek and seconded by Tamie Farris and passed unanimously.