



**RUSTIC HILLS IMPROVEMENT ASSOCIATION**  
**MINUTES**  
**JUNE 13<sup>TH</sup>**  
**BY ZOOM**  
**HOST – TAMIE FARRIS**

**Borad Members in Attendance**

Ray Hoff	Doug Eberhart
Tamie Farris	Veronica Eberhart
David Pechacek	Juan Rodriguez
Daniel Stephens	

**Other Attendees**

Miriamber Daigneault	Karen Adame
Andy Griffith	Tiffany Stephens
Tom Nepl	Bill Brown
Larry Cheesman	Shari Fortney Rodriguez
James Martinez	

I **Call to Order and introductions:** The meeting was called to order at 7:05pm by president Ray Hoff and self-introductions were made.

II **Minutes:** The Majority of the board members had not reviewed the minutes for the RHIA board meeting on April 11<sup>th</sup>, 2024 or the minutes for the Annual Meeting on May 14<sup>th</sup>, 2024 so the vote to approve was postponed until the next board meeting.

III **Appointment of a replacement board member:** Director for Filling I, Shane Bruckner, resigned his position with one year left of his term. Tamie Farris made a motion to appoint Tony James to fill the vacancy and it was seconded by Dave Pechacek and passed unanimously. Tony had previously agreed to accept the position.

IV **Treasurers Report:** Doug Eberhart gave the report. (see addendum #1) Doug suggested that to avoid confusion, all dues paid after January 1<sup>st</sup> of each year would be counted as dues paid for the fiscal year beginning on May1<sup>st</sup>. Tamie Farris made the motion to make this change and it was seconded by Doug Eberhart and passes unanimously. Our account balances are ahead of the same date last year by \$3938.40.

V **Committee Reports:**

- Architectural – The buyer for the home on 5338 Bent Bar backed out due to uncertainty on the RHA covenants concerning animals, above ground pools and a trampoline. The new law regarding ADU’s (Accessory Dwelling Units) passed in Colorado in April 2024 and is set to go into effect July 1<sup>st</sup>, 2025. It allows all single-family unit developments to construct an ADU and prohibits any jurisdiction or municipality from prohibiting them. The law will supersede HOA covenants that prevent the construction of an ADU. It was decided to leave the restriction on ADU’s in the new covenant draft for now. To overturn the new law the legislature would have to reverse the new legislation. Citizens need to write letters to their state representatives and Senators.
- Hospitality – The Juliets joined together for lunch at Hops & Drops on Stetson Blvd. Lois Wenger’s daughter runs the nonprofit organization called First T and the Juliets met there for Bunko. They will meet at El Taco Rey for dinner on June 14<sup>th</sup>. The ROMEO men’s group also met for breakfast the past 2 months at I Hop. No new home visits were made in the last two months.

- **Bridle Paths** – No Report
- **Trash Coalition** – (RHTC) Tom Hartig reported that the coalition has \$25127 in the bank. Janis Mclean was sent a check for \$378 for transitioning to Rebecca Lawson. Doug Eberhart received a check from RHTC for \$50 that was misapplied from the Mullineaux family. Assuming that we receive the same amount (\$2700) in the 3<sup>rd</sup> and 4<sup>th</sup> quarter the account should have \$32,500 and expenditure should be \$30,100 so we should end the year ahead. Rebecca is doing a fantastic job. Trash cleanup day and Port-a Potty for the picnic was not budgeted but the dumpsters should be free, and the Port-a Potty will come out the of RHIA picnic funds.
- **Roads Committee** –
  - Juan Rodriguez reported that Summers Construction will not be doing the water line for Half Moon so CSU will have to mobilize a new company which will take time.
  - Bent Bar required a great deal of modification not in the plans. There were a lot of issues that had to be addressed but the residents seem to be satisfied.
  - Brady Place was paved with only 18 feet of asphalt due to limited space.
  - Juan wants to do a walk through the roads to see what has actually been done. The plans were not set up for the ditches to handle a 50 or 100 storm so we may still have issues with flooding onto properties. We will have to address issues as they happen.
  - We still do not know when the water line project on Half Moon will start. The project is complicated and long with all the homes that must be connected.
  - Daniel Stephens asked about taxes going up due to road paving. A property assessment was done last year so we have 4 more years before a new assessment is done and the roads should not be a factor.

VI **Director Appointment.** - Tom Hartig spoke to Tony James, and he is willing to take Shane Bruckner's place as the Filing II director. A motion was made by Tom Hartig to appoint Tony to the position and was seconded by Doug Eberhart and passed unanimously.

VII **Signs Report** – Ray Hoff met with the city and was told that the signs must be 100 feet from the entrances to Constitution Ave. and 5 feet back from the shoulder of the road. That would put them in the ditches. The signs would be the size of a stop sign approximately 18" X 24". The street toppers are being investigated. There is a \$150 fee for each sign from the city. The road engineers are supposed to come out and assess the neighborhood for speed signs and stripping.

VIII **Coyote Issue** – Many residents are concerned and asking for a coyote fund. CPW does not recommend removing them as more in. Larry Cheesman has a den with 6 pups on the property. Tamie will investigate the cost of a trapper. Doug has received a couple of checks for the coyote fund, and we may have as much as \$750 in funds from previous years. A motion was made by Doug Eberhart to start a Coyote Fund and to use the \$750 already allocated and to include the \$400 donated this year to start the fund. It was seconded by Tom Hartig, and it passed unanimously. Tamie Farris will investigate a trapper and the cost.

#### VIII **Upcoming Events**

- Clean Up Day was set for Saturday, July 20<sup>th</sup>. Tom Hartig will be in charge of this event. We will have two dumpsters. One will be at Tom Hartig home at 2018 Pronghorn La and the other to be determined.
- Garage Sale was set for August 17<sup>th</sup> and will be headed up by Dave Pechacek. Juan Rodriguez will check with Angelo to make sure there will not be an issue with the road construction. Daniel and Tiffany Stephens will assist with the sale promotion
- The Annual RHIA Picnic was set for September 7<sup>th</sup> with the backup date of September 8<sup>th</sup> in case of bad weather.
- A special working meeting on the Covenants for the board will be held on Wednesday, June 19<sup>th</sup> at Envoy Church.

IX **Adjournment** – A motion was made to adjourn at 8:23pm by Dave Pechacek and seconded by Tom Hartig and passed unanimously.