



**RUSTIC HILLS IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
JUNE 8TH, 2023
ENVOY CHURCH
2025 N MURRAY BLVD.,
COLORADO SPRINGS. CO**

BOARD MEMBERS IN ATTENDANCE

Ray Hoff	David Pechacek
Doug Eberhart	Tamie Farris
Jim Rickman	Juan Rodriguez
Shane Brockner	Veronica Eberhart
Tom Nepl	

OTHERS IN ATTENDANCE

Bev Smith	John Dolve
Dan Allgeier	

Called to order at 7:05pm

Adjourned at 8:50pm

AGENDA ITEMS

- 1 **Welcome and Introductions** – President Ray Hoff called the meeting to order and self-introductions were made by those in attendance
- 2 **Minutes** - Ray Hoff asked if there were any additions or corrections to the minutes and none were made. A motion to approve the minutes of May 24th, Annual meeting was made by Doug Eberhart and seconded by John Dolve and was approved.
- 3 **Meeting schedule** - It was decided at a prior board meeting that for the remainder of 2023 we would hold the board meetings on the 2nd Thursday of the month.
- 4 Committee Reports:
 - **Architectural** – Ray Hoff nominated Veronica Eberhart as new head of the committee.
 - The board discussed the issue of the 3 shipping containers located at 1907 Payton. The owners moved in in 2020 and it is believed that they are storing supplies for their business in the containers. These are not permanent structures so they may not be able to be classified as sheds but may be violating the covenant on non-residential use. It was decided to that a member of the committed and one other board member should meet with the homeowner and discuss our concerns as a first step to having the containers removed. If that does not result in removal then a letter from the board will be sent after 30 days

- RHIA Covenant C-1 states that a property may have one residence and two other permanent structures. Covenant C-8 states that no temporary structure may be used as a residence. Buildings larger than 10X20 need a permit.
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- **Hospitality – Bev Smith**
 - This past month the JULIET women’s group had brunch at Bogdana Heldic’s home. Bunko was canceled for June.
 - The ROMEO men’s group had breakfast at the Black Bear Diner.
 - We have a new neighbor on Constitution Ct. and Bev Smith will try to get their contact information.
 - The proposed date for the RHA Neighborhood Garage Sale is July 21st and 22nd. Jana Younger will be spearheading the event again this year.
- **Bridle Paths –**
 - Committee chair, John Dolve stated that the same issues exist as before. Many of the paths are blocked. In Filing II there are 130 homes and only 87 are complying.
 - Some of the concerns from residents have been that riders can see over fences and into homes and there has been traffic after dark.
 - It was proposed that the covenant committee include hours the paths can be used. Suggested times were from Sunrise to Sunset. The rules for the paths should align with city parks.
 - John Dolve reported that a UTV was driving on Bent Bar and on the Bridle Paths and asked that the neighborhood be sent an email reminding residents that the roads and bridle paths are off limits to UTVs and ATVs by City Code and RHA Covenants
 - John Dolve was tasked with researching the original Plot Maps to see if bridle paths were listed.
- **Treasurer –**
 - Treasurer Doug Eberhart presented a printed report dated June 8th, 2023. (See addendum #1). The checks taken at the annual meeting have not been collected for the report.
 - New officers must sign a signature card at ENT ASAP.
 - Jim Rickman presented a printed audit report that stated all financial information was in order. The audit committee consisted of Jim Rickman, Tom Hartig and Shane Bruckner. (See addendum # 2)
 - A motion to approve the treasurer report was made by Jim Rickman and seconded by Bev Smith and passed unanimously.
 - Doug Eberhart also submitted a printed copy of the RHIA Treasurer’s report for May 24th, 2023, showing the proposed budget for 2023 -2024. (See addendum #3)

5 **Covenants Committee Meeting** – The meeting is to be held on Tuesday June 13th at 7:00pm at Envoy Church. Secretary Tamie Farris was instructed to so an email and Facebook post to the residents inviting them to participate in the meeting.

6 **Rustic Hills Trash Coalition –**

- A motion was made by Jim Rickman to appoint Tom Hartig to manage the coalition and was seconded by Ray Hoff. The motion was approved.
- Jim Rickman gave a presentation on the fact that the payment was made in arrears for the coalition and that resulted in a shortage at the end of the fiscal year. (See addendum #4) Tom Hartig made suggestions on how we could make up the shortage and the ideas will be discussed further at the next meeting.
- There are 150 households using the RHTC.
- Jim presented a printout of the RHTC Audit. (See addendum #5) The audit committee consisted of Jim Rickman, Tom Hartig and Shane Bruckner and they found the figures to be in order.
- Dan Allgeier made a motion that was seconded by Jim Rickman to have RHIA pay for the dumpsters on the Clean Up Day on July 15th. Tom Hartig will host one dumpster and Juan Rodriguez will ask James Martinez of 2710 Payton to host the second.

7 **Road Updates –**

- Juan Rodriguez suggested that we send an email to the residents to see if someone would like to store the construction equipment on their property during the project. They would be paid by the construction contractor.
- On June 12th a cluster mailbox will be installed on the western intersection of Brady Rd and Payton Circle for residents who would not be able to have mail delivered during phase I of construction. Residents will receive a letter letting them know how to pick up a key for their box.
- Juan plans to work with the contractor informally to suggest better and less expensive ways to complete the project without having to change the design drawings.

8 **Calendar Events**

- The RHIA annual picnic will be held on September 9th with September 10th as a backup day in case of bad weather. Bev Smith arranged for RHIA to rent 20' X 40' tents from Holy Cross Lutheran Church for \$100 for the picnic. There will be a food drive for Holy Cross at the Picnic and the Front Range Band will perform again.
- The annual RHA garage sale will be held on July 21st and 22nd.

9 **Signage –** Ray Hoff related these facts about signage in the neighborhood.

- Must be a finished sign.
- Needs raised letters.
- Fees are charged by the square footage. The permit for a metal sign costs \$1 per square foot and there would be a \$50 application fee per sign with the city
- Approval must be made by the city in easements.
- Best option would be to have a resident deed a section of property to RHA for the signs.

10 **Adjournment –** David Pechacek made the motion to adjourn, and it was seconded Jim Rickman and approved