



## Rustic Hills Improvement Association

Minutes of Annual Meeting  
 Tuesday, May 24, 2022  
 Sunnyside Christian Church

### Board Members in Attendance:

John Dolve	Doug Eberhart	Tamie Farris
Jamie Wilson	Tom Nepl	Jim Kelly
Miriamber Daigneault	Bev Smith	

### 1 Check In, Call to Order and Introductions

Check in began at 6:30pm conducted by the Hospitality Committee, including Bev Smith, Jana Younger, Debby Humphrey and Marion Hartig. Name tags were provided, and each attendee was given the opportunity to pay the annual dues if not paid in advance. The meeting was called to order at 7:00 pm by acting president John Dolve. John introduced each existing board members in attendance and had them stand to be recognized.

### 2 City Presentation on Wildfire Mitigation

Stacy Shalstrom introduced Melissa Hoffman, Program Coordinator for the Colorado Springs Fire Department Wildfire Mitigation Program. She gave a 20-minute presentation with a video on Wildfire Mitigation best practices and answered questions. She also spoke about the CSFD chipping program and outlined the procedures needed to participate in the program. The RHIA website contains a link to sign up for the chipping program and you must sign up to participate. Chipping will take place from August 15th through August 26<sup>th</sup> for Rustic Hill Acres. Melissa also handed out a brochure that addressed the major points of home mitigation, emergency planning and the chipping program.

### 3 Nomination of Candidates for the RHIA Board of Directors

Jim Kelly, chairman of the nominating committee, took the floor to introduce the ballot procedures to elect the new board. Jim thanked John Dolve for his service to the neighborhood during the past year. John was elected as Vice President and as there were no candidates for the office of President, John took on the responsibilities for that office. Jim Kelly then asked for nominations from the floor for the following positions on the board:

- For President, Rick Hoover was on the ballot and Dan Allegier was nominated by Tamie Farris from the Floor
- For Vice President, no names were on the ballot and Ray Hoff was nominated by Jim Kelly from the floor
- For Treasurer, Doug Eberhart was on the ballot and no nominations were made from the floor

- For Secretary, Tamie Farris was on the ballot and no nominations were made from the floor
- For board of directors, Filing One, Linda Cash was on the ballot and no nominations were made from the floor
- For board of directors, Filing Two, Shane Bruckner was on the ballot and no nominations were made from the floor

Jim Kelly then asked all paying members attending to mark their ballots and he would collect them during the remainder of the meeting to be tabulated.

Dan Allegier stood and spoke. He stated that he was a candidate for office because he was interested in helping navigate the road and drainage issues in the neighborhood.

#### **4 City Presentation on Road Paving**

John Dolve then introduced Nancy Henjum, City Council representative for District 5 which includes Rustic Hills Acres. She stated that she was attending because she has been involved in answering questions and concerns about Storm Water drainage and road paving in our neighborhood. She introduced Travis Easton, Public Works Director, for the City of Colorado Springs.

Mr. Easton used a map of Rustic Hills Acres to show the area that has already undergone drainage reconstruction and road paving and to show which roads are next to have work done on the drainage and paving. The funding has been allocated and the work is scheduled to be completed in 3 phases, the 1<sup>st</sup> to begin in August and September of 2022. The second phase in the summer of 2023 and the 3<sup>rd</sup> in 2024. Mr. Easton stated that the plans could be accessed online.

There were questions and concerns from members about the drainage and paving already done. Some were experiencing flooding and erosion of the walking/riding paths next to the roads. The fact that this is an equestrian area and that safety of both riders and those walking on the paths was of the greatest concern of the members who commented. The idea was proposed that speed bumps or dips be included with the paving to prevent speeding. Mr. Easton was not sure if this was a possibility.

Mr. Easton further stated that the paving of the roads and the associated funding was initiated because the residents of Rustic Hills Acres requested the paving to be done and that the residents had a choice to pave or not pave. However, the current and previous board had been told the city owned the roads and had decided to do the paving due to lawsuits from the city of Pueblo over stormwater damage from road base and other debris coming out of Colorado Springs and the cost of maintaining the dirt roads.

Nancy Henjum rose to reiterate that the residents have a choice and we needed to take a survey to determine our preference. This came as a surprise to all residents attending and there were sentiments both for and against continued paving. The stormwater and drainage issues must be addressed in either case.

The lengthy discussion was drawn to a close by acting president, John Dolve, with an action item to be taken up by the new board on the issue at the next board meeting. Travis Easton offered to set aside time to meet with individual property owners to address their concerns. Any meeting dates would be set at a later time.

#### **5 Treasurer's Report, Vote on Dues, and Approval of Budget for 2022-3**

RHIA Treasurer Doug Eberhart gave a summary of the revenue and expenses for the 2021 – 2022 fiscal year and a copy of his report was handed out to the members (see Addendum #1). The funds for the Rustic Hills Trash Coalition are kept separate from the general funds from dues and donations. He stated that the current annual dues of \$50 were set by a vote of the membership at the annual meeting in May of 2021.

The members were asked to decide if we wanted to keep the dues at the current \$50 level or make an adjustment. A motion was made by Tamie Farris and seconded by Stacy Sahlstrom to keep the dues at \$50 for the 2022-2023 fiscal year. The motion passed unanimously.

Mr. Eberhart distributed copies of the fiscal year 2022-23 proposed budget for all review while he explained the figures. The handout showed a comparison of the 2021-22 approved budget and the 2022-23 proposed budget (see Addendum # 2). He said that 93 paid memberships would be needed to meet the new budget and as more than 93 are expected we may run a small surplus. John Dolve made a motion to approve the new budget and seconded by Jamie Wilson. The motion passed unanimously.

#### **6 Report of the Audit Committee**

The annual audit was conducted by the audit committee headed up by Stacy Sahlstrom assisted by Tom Hartig. Stacy stood and reported that the audit went well, and all funds were accounted for and all accounts balanced. Addendum # 3 and #4 show the results of the audit.

#### **7 Board of Directors Report**

Acting president John Dolve gave the Board of Directors Report on the events of the past year. He reported on the activities since the last annual meeting which included:

- Rustic Hills Acres Annual Garage Sale, held June 25 and organized by Janna Younger, was a success.
- Neighborhood Clean Up Day – July 10<sup>th</sup> – a special thank you to Tom Hartig and Dan Allegier for their hard work.
- Neighborhood Chipping Day – the week of August 10<sup>th</sup> – a heartfelt thank you to the Colorado Springs Fire Department Wildfire Mitigation team.
- The Annual Picnic and Car Show on September 11<sup>th</sup>. We were able to meet and eat together. We owe a big thank you Tom and Marion Hartig for hosting yet again, and to Tony James whose Bar-B-Q can't be beat and to Lester and Mimi Nowell for donations of green beans and coleslaw from Captain D's. We had 162 people attend representing 63 households. Guests included non-resident band members, city councilwoman Nancy Henjum and Janice McClain of Red Oak Associates. The Front Range Band provided

entertainment compliments of resident and band member Gary Gossage. Attendees were asked to bring canned goods for our food drive, and we had many pounds of food to donate to a local pantry.

- The Architectural Committee consisting of Jim Kelly, Veronica Eberhart and Shane McDonell was very busy with a new home build on Payton Circle and many outbuildings and renovations requested.
- We had advertised a contest for a new logo design but have had no submissions yet.
- At the annual meeting in 2021 it was proposed to authorize \$7,500 on signage for the neighborhood that declared RHA as covenanted neighborhood as many new owners were not given that information by their realtors prior to closing. Another proposal was made to spend \$3,000 on legal fees for updating the outdated 1960s covenants. Both motions failed as the consensus was that a definite plan needed to be in place before spending funds. In view of this, a new committee was formed to review and propose new covenants with Miriamber Daigneault as the committee chair. Members were invited to meet with Miriamber after the meeting if they would like to be on the committee. The new board will be tasked with determining if the signage is feasible.
- Doug Eberhart was acknowledged as the creator of the Rustic Hills Acres Information Packet. The packet was very well done and contained many interesting facts about the neighborhood. New residents are given the packet by our hardworking Hospitality Committee and were available at the meeting.
- Linda Cash and Tamie Farris developed a Rustic Hills Acres Facebook page, and it now has 103 members
- The subject of the bridal paths came up and it was emphasized that only Filing Two has bridle paths between the homes. There has been some concern about liability and Tamie Farris explained that in the state of Colorado, Equine Activities are considered a risk and by law the risk falls on the individual participating in the activity. Homeowners and others only have to be concerned if they knowingly create a hazard and the blocking of the legally designated bridle paths could be considered a hazard and then would shift the liability to the homeowner.

## **8 Board of Directors Election Results**

Nominating Committee Chairman Jim Kelly announced the results of the election of the new board members, for terms beginning June 1, 2022, which were as follows:

- President – Dan Allegier
- Vice President – Ray Hoff
- Treasurer – Doug Eberhart
- Secretary – Tamie Farris
- Filing One Director – Linda Cash
- Filing Two Director – Shane Bruckner

The other, previously-elected board members, continuing from last year, are:

- Filing One – Jim Rickman and Jim Kelly
- Filing Two – Jamie Wilson and Tom Neppi

President-Elect Dan Allegier took the floor to outline what he would like to accomplish in the next year. He expressed his concern about the new information that the road paving was not mandatory but was a choice and was determined to talk to each resident to gather their opinion. There was a suggestion by Janice McClain, of Red Oak Associates, to take a straw poll, which was not done.

Jamie Wilson, who coordinates the Rustic Hills Trash Coalition with our provider, Waste Connections, handed out copies of a flyer about the service (see addendum #5). She said our rates for 2021 are the same as they were in 2014.

## **9 Adjournment**

The meeting was adjourned by acting president John Dolve at 8:56 pm.

Minutes prepared by RHIA Secretary Tamie Farris.

Accepted for filing at the RHIA Board of Directors meeting on Wednesday, June 8, 2022.