



**RUSTIC HILLS IMPROVEMENT ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES  
OCTOBER 13<sup>TH</sup>, 2022  
2025 N MURRAY BLVD.,  
COLORADO SPRINGS, CO**

**BOARD MEMBERS IN ATTENDANCE:**

Dan Allgeier	Ray Hoff
Tamie Farris	Jim Kelly
Tom Neopl	John Dolve
Bev Smith	Jim Rickman

**OTHERS IN ATTENDANCE:**

Tom Hartig	Dennis Watters
Kent Morris	Juan Rodriguez
David Pechacek	

- 1 Call to Order and Introductions:** The meeting was called to order at 7:05pm by President Dann Allgeier. Self-introductions were made by board members and other attendees.
- 2 Minutes of Prior Meeting:** A motion to approve the minutes of the board meeting on September 8<sup>th</sup>, 2022, was made by Jim Rickman and seconded by Jim Kelly and passed unanimously.
- 3 Treasurers Repot:** Treasurer Doug Eberhart was unable to attend, and the report was postponed until next meeting.
- 4 Committee Reports:**
  - **Trash Coalition** – Jamie Wilson, Committee chair, was not present to give a report at this time
  - **Hospitality Committee** – Bev Smith, committee chair, reported that they visited two new residents since the last meeting. The new build at 1917 Payton Circle is sent to close soon. The JULIET group will meet next week for brunch and the ROMEO met for breakfast on 12<sup>th</sup> and had 10 men show up.
  - **Bridle Paths-** John Dolve, committee chai,r had nothing new to report. The Covenants Review Committee have not yet discussed Filing II and will address the bridle paths at that time. Dennis Watters asked if there was a time designated in the covenants when the bridle paths are closed. He was concerned that there was traffic late at night disturbing residents and causing dogs to bark and inviting theft. . It was determined that it would be difficult to determine who was using them late at night but the idea to set a time would be passed on to the covenants committee by David Pechacek.
  - **Architectural Committee** - Jim Kelly, committee chair, reported that they received a request to approve solar panels.
  - **Web Master** – Stacy Sahlstrom was not present to give a report.

## 5 Annual Picnic Re-cap:

- Tom Hartig reported on the picnic that was scheduled on September 10<sup>th</sup>, 2022, at his residence at 2018 Prong Horn Lane. Due to bad rain and fog on September 10<sup>th</sup> the picnic was postponed until Sunday, September 11<sup>th</sup>. Despite the date change there were 140 in attendance. City Councilwoman for District 5, Nancy Henjum, and Dave Donaldson, City Councilman for district 1, attended. Resident Tony James smoked the 8 briskets, ribs and chicken despite being injured in a fall. We ran out of chicken and baked beans and will need to increase what we purchase next year. The PA system we were borrowing from Holy Cross was unavailable on Sunday and the megaphone used to make announcements was not sufficient. Tom indicated that we may be able to borrow 2- 18X32 tents from Holy Cross Lutheran Church for the picnic next year and that would be much less work to set up. The Front Range Band was able to make the date change and was excellent. It was suggested to have an alternate day advertised for the picnic in case of bad weather.
- During the picnic, 6 names were drawn to receive gift cards from Captain D's. However, we were not able to obtain gift cards due to a malfunction in their card system. Gift Cards to I-Hop were handed out to the drawing winners instead. Bev Smith provided a written summary of the number attending, funds collected, and food drive information. ( see addendum #1)

## 6 Roads, Drains, Utilities Update –

- Juan Rodriguez, Roads Committee Chair, reported on the status of the road project. Juan and Kent Morris met with Travis Easton and Tyra Sandy on October 9<sup>th</sup>, 2023. The bid documents for the paving work are to be available on the city website the week of October 17<sup>th</sup>. The plans for our roads still contain the center crowns and the committee will attempt to show Tyra Sandy on site so she can see the drainage issues if the center crowns are constructed in the wrong areas.
- The roads committee had submitted, through Juan, a 38-page document and memorandum on September 22<sup>nd</sup> annotated with their comments and recommendations. There were no comments from the city on either document, so it appears that it has not been reviewed by the city. The Final Drawing of the plans was posted to the city website on October 7<sup>th</sup> and none of the committee comments were taken into consideration. Travis and Tyra stated that they were going to address the issues that Juan brought up concerning repair and restoration of the drainage ditches and will respond by the end of the week. The paving design calls for 5 inches of asphalt with no additional road base to be added to what is already there and the RHIA committee felt this should be sufficient. Juan asked for a review of the original design documents to see what had been originally proposed.
- There is an onsite reconnaissance meeting scheduled with Tyra Sandy and the design engineers on October 21<sup>st</sup> starting on Bent Bar Rd.

## 7 Halloween Hayride -

- a. Tamie Farris will coordinate the drivers and trailers and send notices to the neighborhood. Jamie Wilson and Shane McDonell will provide one truck and trailer and Andy and Tamie Farris will provide another. Ray and Cindy Hoff will provide hot chocolate and cookies. The Hayride will meet at 5:00pm and begin at 5:30 at the residence of Andy and Tamie Farris at 2002 Broken Circle Rd.

## 8 Other Matters –

- a. Dan Allgeier has 8 boxes of historical documents for RHIA that need to be digitalized. Dan proposed that the HOA purchase a multi-document scanner from Costco that will quickly do the job. The records could then be stored on a 2TB portable Hard Drive that was purchased in June of 2022. The motion to purchase the scanner was made by Ray Hoff and seconded by Bev Smith and passed unanimously.
- b. Dennis Watters brought up the issue of dropping gas pressure in the neighborhood as the gas lines were replaced. This can cause the pilot light in a gas furnace or water heater to go out and

then leak gas into the home. An email will be sent out to the residents warning them of the potential hazard. If problems occur, then the residents will be advised to call Colorado Springs Utilities to get assistance.

- c. Concerns were brought up about the new owners of 5117 Half Moon Dr. He was featured in the Colorado Springs Gazette as an entrepreneur who had started a mushroom growing business. According to a tenant renting the basement of the home, he has plans to remodel his barn to grow edible mushrooms. He has several employees that would take the product to farmers markets and small food business to sell. This information was given to Bev Smith on a hospitality visit. More information was needed to know if the business would do retail sales out of the home or just distribute the product. Dan Allgeier will visit the home to learn what his intentions are and make sure he understands what our covenants and city code allow.
- d. Signs had been researched by Jamie Wilson to be placed at the entrances to the neighborhood announcing that RHA is a covenanted area. The members at the Annual Meeting in 2020 directed the board to research the action. The cost and the issues that might be encountered with the installation were discussed but no action was taken by the board. It was decided to postpone further discussion until the next meeting when Jamie will be present. Some of the issues are:
  - Getting permission to place signs on city or homeowners' property.
  - Size regulations from the city
  - Cost and type of signs
- Tame Farris asked if the RHIA would like to pay for an annual membership for Survey Monkey. It would allow the board to send out surveys to the residents by email that would be simple to respond to and would tabulate the results quickly. A motion was made by Bev Smith and seconded by Ray Hoff and it passed unanimously.
- It was decided to hold a Thanksgiving Food Drive to benefit the food pantry at Holy Cross Lutheran Church on Murray. Tamie Farris will organize the drive with the assistance of Bev Smith and notify the residents.

**9 Next Board Meeting:** It was decided that no board meeting would be held in December due to the holidays. The next board meeting was scheduled for 12<sup>th</sup>, 2023.

**10 Adjournment:** The motion was made to adjourn by Dan Allgeier and seconded by Jim Kelly and the meeting ended at 8:20pm