



Rustic Hills Improvement Association

Minutes of Board of Directors Meeting

October 14th, 2021 - 7:00pm

Sunnyside Christian Church 2025 N Murray Blvd, Rm 103

Board Members in Attendance:

John Dolve	Doug Eberhart	Tamie Farris
Jim Kelly	Bev Smith	

Others Attendees:

Veronica Eberhart	Jamie Wilson	Shane McDonell
Tom Hartig	Bill Brown	

- 1 **Call to Order and Introductions** – Meeting was started at 7:05pm and self-introductions were carried out.
- 2 **Approval of the Minutes** - Acting President, John Dolve asked if there were any corrections to the minutes of the last board meeting on 08/12/2021 and there were none. A motion was made by Jim Kelly to approve the minutes and seconded by Bev Smith and approved unanimously.
- 3 **Treasurer's Report** – Treasurer, Doug Eberhart, reported that the total funds in the RHIA bank accounts was \$14,248. Doug stated that he believed that most of the residents who were going to send in dues had done so, but a few checks may still come in. John Dolve said we should expect a check from John and Diane Antista, who have moved to Kansas City, but are maintaining their home in RHA. The budget for the Picnic and BBQ in September was \$1900 and we were under budget. Expenses of \$1223 were paid out to Tom Hartig, John Dolve, Tamie Farris, and Tony James. John Dolve is still owed \$100 for a gift card to the Hartig's. Doug has also paid the Insurance Premium for RHIA for October 2021 – October 2022 to American Family Insurance. Doug Eberhart presented a mileage chart calculator (addendum # 1) for retrieving the mail from the PO Box. He has been doing this for years and let the board know he was going to write a check to himself for \$28 for gas used in this endeavor. The board had previously approved this expenditure.
- 4 **Committee Reports** -

Hospitality - Committee Chairwomen, Bev Smith, reported that the Juliet Women's group had the following events:

Sept – Brunch at Marion Hartig's and Bunko at Lori Stapleton's

Oct – Brunch at 3rd Watch and Bunko at Mary McCord's

The Romeo men's' group also had lunch in Oct. at Sandys Restaurant on Hwy 24.

The following homes have been sold and we need more information on the new owners:

5109 Brady Rd – new owner unknown

1912 Payton Circe – Linda Cash. She will not move in for several months due to extensive remodel

4903 Rocking R Rd – New owner unknown

1918 Payton Cir – Aaron and Katie Sherbondy

Bev Smith asked for an email to be sent out requesting residents to notify the board if a house in the neighborhood goes up for sale or is sold and suggested we list new move owners in our newsletter.

Rustic Hills Trash Coalition – Jamie Wilson estimated that the balance in the checking and savings account was \$1000 and \$12,000 respectively. Complaints about the trash service were heavy in the last 12 weeks due to labor shortages and the purchase and integration of a smaller company by Waste Connections. Janice McLean handled the complaints and did a great job communicating to with Waste Connections and solving the problems. The complaints have tapered off. Jamie used personal funds to pay for the Port-a-Potty (\$130) and contribute to the band (\$100) at the Picnic. She reimbursed herself for \$230 from the RHTC account

Bridle Paths – John Dolve reported that David Pechacek of 2014 Broken Cir Rd. had a dispute with his neighbor at 4915 Brady Rd. The properties are adjacent and David was mowing the easement behind the homes was asked to stay off the neighboring property. The two have settled the dispute on their own. Veronica Eberhart has agreed to communicate with an attorney inquiring about the verbiage to use in a letter to residents who have blocked their bridle paths in violation of the RHIA covenants. It was decided that the letter would have to be sent to all residents who have blocked paths regardless of when the paths were closed off. Some have been blocked for many years. A letter had been sent from the board in 2019 reminding the residents of the requirement and asking for the bridle paths to be opened.

Architectural and Protective Covenants – Committee chairman Jim Kelly reported that Eliazar Rodriguez, of 1917 Payton Cir., was building a new home and had submitted plans for the home to have a 4-car attached garage with 4 separate garage doors and also an outbuilding with 3 more garage doors. The number exceeds what is allowed by our covenants. The architectural committee and 3 neighbors sent a letter to the city opposing a variance be given for reason of esthetics as well as the covenant issue. It was suggested that the 4 separate doors on the attached garage be changed to two double doors to solve both problems. Mr Rodriguez had also applied for a variance to increase the height of the outbuilding.

Jim Kelly also reported that the owner of 4405 Constitution had erected 3 rows of concrete block pillars at the back of his property along Brady Rd. The property owner, Mr. Serrano, had not submitted plans or obtained a permit from the city and claimed the structure was to be a fence with an awning. The city was contacted, and the building department issued a cease and desist order and the pillars have been taken down. There is a website with the city where people can

oppose variances proposed or issued by the city.

The architectural committee with the help of Doug Eberhart have created a list of guidelines with standards (addendum #2) for the committee to use when reviewing plans for new structures. This will make the review process consistent and fair to all residents.

Jamie Wilson suggested that an email be sent out, by the HOA, to all residents for input whenever the architectural committee is reviewing a variance request.

Shane McDonell volunteered to be placed on the architectural committee along with Jim Kelly and Veronica Eberhart.

5. 2021 Picnic and BBQ Report -

Bev Smith reported the following attendance numbers:

- 162 Attendees
- 33 Non-paying attendees
- 63 Total households
- 10 non-paid households
- 9 paid dues at the event
- 8 guest present which included non-resident band members, city council woman Nancy Henjum and Janice McLean of Red Oak Associates. Due in part to Councilwoman Henjum's input paving is proposed to be completed in the spring of 2022.

There were complaints that the PA system was not sufficient and that many could not hear the awards that were given. The band had a good time and was willing to play again next year. It was also suggested that we place the signs advertising the picnic inside the neighborhood instead of at the entrances to avoid the public trying to attend or inviting criminals to look for empty homes during the event.

6 RHIA Hayride 2021 -

Tamie Farris reported that the American Family General Liability would not cover the Hayride and a special event coverage would be necessary. 4 companies have been contacted and 2 have declined coverage. She will wait for the other quotes to be given and estimates that the coverage will cost between \$300 - \$400. The board discussed if we wanted to proceed with the hayride before knowing the cost and it was decided that it will be held, and an email would be sent out to the neighborhood asking them to be prepared for the trick-or-treaters and to leave their porch lights on if they wanted to participate. Jamie Wilson and Tamie Farris have volunteered trucks and trailers for the event. The ride will start in on Brady Circle in front of Bev Smith's home.

7 New Logo Contest - It has been suggested that we need a new Logo for the RHIA and John Dolve proposed that we have a contest for residents to design a new Logo with first, second and third place winners and a \$100 award for the design chosen. A committee will be chosen to come up with the guidelines and criteria for the contest. A motion was made by Doug Eberhart and seconded by Jim Kelly to set up the logo contest and it passed unanimously.

8 Other Items

- Signage for the Neighborhood - Tom Neppel is supposed to get estimates for metal

signs announcing that RHIA is a covenanted neighborhood. The board is still considering engraved rock signs but will discuss further at the next board meeting. The issue of where they would be placed will still have to be worked out. Private owners would have to give permission.

- Covenant Update – We will need a board member to chair the review committee and enlist non-board members to participate. Jamie Wilson suggested that the new covenants that were proposed in 2018 be reviewed and edited. There was considerable time and money spent on the proposed covenants that were not accepted and should be used as a starting point. Bev Smith gave the name of an attorney that has recently worked on HOA covenants for the board to consult. His name is Steven Barr and acting president John Dolve agreed to contact him prior to the next board meeting to get an idea of the cost.

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9. Adjournment & Next Meeting Schedule

A motion was made by Jim Kelly that we hold next meeting on Thursday, January 14th at 7:00pm at Sunny Side Christian Church in room 103. The motion was seconded by Tamie and passed. The meeting was adjourned at 8:25pm MST.