



**RUSTIC HILLS IMPROVEMENT ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES  
OCT 12TH, 2023  
ENVOY CHURCH  
2025 N MURRAY BLVD.,  
COLORADO SPRINGS, CO**

Ray Hoff	Veronica Eberhart
Jim Rickman	Doug Eberhart
David Pechacek	Juan Rodriguez
Shane Buckner	

OTHERS IN ATTENDANCE

Kent Morris	
Bev Smith	
Karen Rupprecht	

- 1 **Call to Order** – President Ray Hoff called the meeting to order at 7:02 pm and self-introductions were made by attendees.
- 2 **Minutes of Prior Meeting** - Ray Hoff asked for additions or corrections to the minutes of 09/14/2023 and there were a few about the picnic. Shane Buckner made a motion to approve the minutes as corrected and it was seconded by Juan Rodriguez and passed unanimously.
- 3 **3. Treasurer’s Report**  
(see addendum #1) The new items are highlighted in blue. Doug had not received the funds collected at the picnic and as the report was turned in at the September meeting, the figures were not included in this month’s report. The report will be filed for audit.
4. **Committee Reports** –
  - **Architectural Committee:** Veronica Eberhart reported.

- a. She referenced the meeting they had with Mitch Hammes from Code Enforcement. She has received a response from Code Enforcement referring to specific codes. **(see addendum #2)**. She will look up the codes to compare.
- b. The Serrano home at 4405 Constitution Ave was discussed. Code Enforcement had been by to take pictures. Even though people may have pictures of violations, Code Enforcement must take their own pictures. The Code Enforcement officer stated that the violation could be mitigated by putting up a fence but was not sure that would help since Brady Rd is higher than the property and sometimes fences look worse than the violation.
- c. Ray has done a quick drive around the neighborhood and found 4 other possible businesses not in compliance. **(see addendum #3)** The process RHIA should use has been to notify and educate first before any legal action. A letter should be sent, and the owner given two weeks to respond and 30 days to comply. The architectural committee should draft such a letter and then email it to the board for suggestions. The final draft could be approved online. Ray Hoff suggested that the final draft be signed by the president of the board. It was suggested Tamie send out an FYI email and Facebook post letting the neighborhood know what will soon be happening.
- d. Bill Kenline at 5218 Brady Rd. has submitted plans for a pole barn. The committee has not yet approved the structure.
- e. The blown down fence on Constitution was discussed. Fences are considered a structure that the architectural committee addresses.
- f. Members were asked to Inform Veronica Eberhart if other violations are seen.

➤ **Hospitality** – Bev smith reported.

Romeos met at Black Bear Diner on 10/11. There were 12 guys present. Juliets have Bunko scheduled for 10/27 at Debbie Humphrey. No new visits have been made because we don't know of any new neighbors. Doug said he has a new neighbor at 1911 Payton, Gordon Stegner, however he has not moved in yet.

- **Covenants**- Veronica reported that the next committee meeting will be held on October 17<sup>th</sup> at 7:00pm at Envoy Church on Murray Blvd. All neighbors are invited to attend. Per Mariamber's request Tamie sent a rough draft to homeowners on September 12<sup>th</sup>. Veronica commented that sometimes little progress is made in order to update new people. Jim recommended that the first 15 minutes should be an open forum section for non-committee members to make comments and then the meeting would progress faster. The current covenants need to be looked at to see if the vote and correspondence can be done by email and Survey Monkey.

**Roads** – Juan Rodriguez gave a report to the board. Juan has requested that all complaints or concerns from residents be directed to him to consult with the contractor

or the city. Juan stated that most of the work on Brady Rd, Pronghorn, and Broken Circle has been completed. The contractor is installing the mailboxes. When completed contractor will tell Tyra who will tell Post Office. The post office will send letters to homeowners telling them that when they return their key the mail will be delivered to their homes. Much discussion was about Payton Circle and how they will slope the road to drain to the bluff side. One of the neighbors has contacted our city councilwoman who talked with Tyra. The contractor hopes to have Payton Circle paved by Thanksgiving if the weather cooperates.

Rick Hoover has talked with Gail Sterman regarding the drainage and size of the ditches on Lazy R, Half Moon, and Bent Bar. Karen Rupprecht presented information about the increased speed on our paved roads. She has submitted emails and documents to Maren McDowell, a Senior Public Communications Specialist for the city, stating that speed bumps would increase safety. She stressed that we have no sidewalks or curbs, so people must walk and ride horses on the roads. (see addendum #4) We discussed how to proceed with getting the city to consider installing. Kent Morris commented that we need to inform neighbors that even though the ditches are on city property the homeowner needs to mow and maintain the ditches. The city needs to clean and repair the ditches from the first phase. Someone suggested getting the EPA involved would get results.

**Bridle Paths** – Ray reported that John Dolve is pursuing a new avenue to find plot maps showing the bridle paths.

## **6. Trash Coalition –**

At the September meeting Tom Hartig reported that Janice McLain of Red Oaks Associates is moving to Chicago and her last day will be December 5<sup>th</sup>. Tom needs to get a resignation letter from Janice. It was stated that Secretary Tamie Farris should send an email to all residents advertising the position. Tom, Ray, and Tamie should look at the written contract and statement of work we have with Janice and then write a job description. Applicants would submit a resume. Any applicants would be interviewed and chosen by the board.

## **7. Halloween Hayride –**

It will be Tuesday, October 31<sup>st</sup>. at dusk. Tamie Farris has contacted an insurance agency for event insurance. It is less than last year and is within the budget allotment. The starting point will be at the Farris home at 2002 Broken Circle Rd. RHIA will serve hot chocolate and cookies. Ray and Tamie will arrange trucks, trailers, headers, healers, and hay. Some suggestions were Jamie Wilson, Dennis Waters, Cindy Hough, Tamie Farris, David Pechacek. We will ask for volunteers on Facebook/email.

## **New Business**

### **8. Directors make visit**

Jim mentioned that the board had previously discussed having the filing 1 and filing 2 directors follow up with the homeowners in their filing regarding paying their dues and finding out why they are not paying their dues. Discussion about the directors making house to house visits and concluded that visits are preferred to phone calls. The directors should go in pairs or have one director and a volunteer make these visits. When making these face-to-face visits the directors can find out why they are not paying their dues and remind them of the things the association does (neighborhood cleanup, hayride, picnic, fire mitigation, Romeos and Juliets, food drives, bridle paths, architectural committee, coordinates, trash coalition, etc.). The directors need an updated list from Doug of who has paid their dues. Veronica will coordinate Filing 1 and Jim will coordinate Filing 2

### **9. Why some don't pay dues**

After some discussion it was tabled until January when the directors have made home visits and then discuss all the reasons or excuses people give for not paying their dues.

### **10. Food and Winter Clothing Drive**

Bev asked if we were going to have a Food and Winter Clothing drive for the Food Pantry at Holy Cross. Juan moved we have the drive and Jim seconded it. It was unanimously approved. Decided to have it Nov. 11<sup>th</sup> from 10-12. since Holy Cross will give the winter clothing out on Nov 18<sup>th</sup> when they give out Thanksgiving baskets include a turkey and all the trimmings for Thanksgiving dinner. They usually give away 150 baskets. If you know of someone who needs a basket have them call the church. Ray will provide a trailer to park at Bev's house, 5118 Brady Road. Bev will arrange for people to drive around the neighborhood and pick up food. Ask Tamie to publicize.

### **11. Deer Population Issue**

Kent Morris brought up what can be done about so many deer in the neighborhood. Further discussion is needed.

### **12. Next Board Meeting,**

Thursday, November 9<sup>th</sup>, at 7:00pm at Envoy Church

**11. Adjournment** – A motion was made to adjourn the meeting at 8:35 pm by Juan Rodriguez and seconded by David. It passed unanimously.