



**RUSTIC HILLS IMPROVEMENT ASSOCIATION
 BOARD MEETING
 MINUTES
 OCTOBER 10, 2024
 ENVOY CHURCH
 2025 N MURRAY BLVD.,
 COLORADO SPRINGS. CO**

ELECTED BOARD MEMBERS IN ATTENDANCE

Ray Hoff	Doug Eberhart
Tamie Farris	Veronica Eberhart
David Pechacek	Daniel Stephens
Jim Rickman	Tony James
Tom Hartig	

Other Attendees

Jon Neumann	Diane Scovel
Mickey Midcap	Bill Brown

- I **Call to Order:** The meeting was called to order at 7:05pm by President Ray Hoff. Self-introductions were made by those present

- II **Minutes:**
 President Ray Hoff asked if there were any additions or corrections for the Board Meeting Minutes from Sept 12, 2024, and there were none. A motion to approve was made by Jim Rickman and seconded by Tom Hartig and the motion Passed unanimously.

- III **Treasurer’s Report:**
 Treasurer, Doug Eberhart announced that there were no changes to report for October and referred to the comprehensive printed report he gave in September any one needed financial information

- IV **Committee Reports:**
 - Architectural Committee- There were no new approvals for the committee in the past month. Daniel Stevens reported that he installed a new exterior door in the lower level of his home on Brady Place.
 - Hospitality Committee – Bev Smith, committee chair was not in attendance but submitted a report by email to the board. They made 3 home visits in the past month. Both the JULIET’s and ROMEO groups met during the month. (See addendum #1). Bev would like to have the RHIA host a Thanksgiving Food and Winter Clothing Drive for Holy Cross Lutheran Church on Saturday, November 23rd. From 9:00am to 1:00pm. The details will be fleshed out at the next meeting on November 14th.
 - Roads Committee – The contract has been assigned for the water line to be installed on Half Moon Rd and will happen during the next 2 months. Tyra Sandy has sent an email to the board letting us know that the road paving will not take place until the spring of 2025.
 - Bridle path – No Report

V **Trash Coalition –**

Tom Hartig reported that the RHTC was in the red at the end of last year but is in the black now. The Mission Statement for RHTC dictates that any extra funds that accrue will be spent on the neighborhood. The coalition has approximately \$1000 in excess funds and Tom suggested that we pay Rebecca Lawsen a \$500 bonus for the two weeks of work she put in to transfer the books to the new software system. After discussion a motion was made by Tom Hartig and seconded by Dave Pechacek to approve the raise for Rebecca, and it passed unanimously.

Tom Hartig suggested that RHIA purchase 8 18X24 reusable Metal Signs for event promotion. We will be able to affix metal letters and numbers. The cost would be \$80 each. A motion was made by Tom Hartig and seconded by Dave Pechacek to purchase the signs and the motion passed unanimously.

50 homes are not on the Trash Coalition and Tom Hartig suggested we create a list, and each board member takes a few names to contact and see if they would like to join. The savings are substantial for the members of the coalition. Tom Submitted a report with the assets and liabilities for the RHTC and the new 5 year Service Agreement (**See addendum #2 & 3**) giving two scenarios for projected income and expenses and projections for 2025. As the projections showed a minimum surplus of \$2,703 for 2025 Jim Rickman suggested that we lower the rates and eliminate the surplus. Tom thought that having a surplus gave RHTC some cushion. A motion was made by tom Hartig leave the rates as stated in the report and bonus Rebecca the \$500 for her work setting up the new bookkeeping software. The motion was seconded by Jim Rickman and passed unanimously.

VI **Halloween Hayride-**

The Hayride will be held on October 31st. The staging area will be 2002 Broken Circle Rd at Farris Home. loading will begin at 5:00pm and run from 5:30 to 7:30. Tamie and Andy Farris will provide one trailer and Jamie Wilson and spouse Shane will provide another trailer. Hot Chocolate and donuts will be provided before the

Ride. Mickey Midcap volunteered to provide donut holes for the event. Ray Hoff, Daniel Stevens and Dave Pechacek volunteered to do heading and heeling (proceeding following and) in their vehicles for the ride. A motion was made by Ray Hoff to purchase event insurance for the event, and it was seconded by Dave Pechacek and passed unanimously.

VII **Traffic and Safety Report –**

Ray Hoff conferred with the city officials and was given the following information

1. Convex Safety Mirrors for the roads would have to be purchased and paid for by RHIA and would require permission from the city to install and maintain.
2. Speed Tables (speed bumps) will not be allowed.
3. Striping on the hills to mark the lanes is still open for discussion.
4. The city will install at least 2 speed signs on Brady Rd and are considering two equestrian signs on the with our Covenant Neighborhood signs on the same post.
5. We are asking the city to consider stenciling speeds on the roadways.

VIII **Covenant Work Meeting:** The meeting is scheduled for Tuesday, October 15th, at 6:30pm at Envoy Church for board members only.

IX. **Insurance:** The RHIA General Liability and Board of Directors Insurance with American Family doubled in price but another carrier with a lower rate has not been found. We may have to go with what is offered for this year.

X **Next Meeting:** Thursday, November 14th, at 7:00pm

XI **Adjournment:** A motion to adjourn was made by Dave Pechacek and seconded by Tom Hartig and passed unanimously. The meeting adjourned at 8:25pm.