



## Rustic Hills Improvement Association

MINUTES of Board of Directors Meeting

April 21<sup>st</sup>, 2021 at 7:00 pm

By Zoom

### Board Members in Attendance:

Doug Eberhart	Eric Younger	Tamie Farris
Roy Thompson	Stacy Sahlstrom	Jamie Wilson
Brad Steininger	Miriamber Daigneault	Jim Kelly
John Dolve	Bev smith	

### Others Attendees:

Mickey Midcap	James Martinez	Bill Brown
Tom Hartig	Marion Hartig	

### AGENDA ITEMS

#1 CALL TO ORDER AND INTRODUCTIONS- President Doug Eberhart  
The meeting was called to order at 7:05pm, Wednesday, April, 21<sup>st</sup>, 2021

#2 MINUTES OF PRIOR MEETING - Doug Eberhart asked for additions or corrections and none were given. Bev Smith made a motion to approve the minutes as presented and the motion was seconded by seconded by Stacy Sahlstrom and approved unanimously.

#3 TREASURER'S REPORT - The Treasurer position has been vacant since Tracy Dunson moved and Doug Eberhart gave the report. In response to our April newsletter, 18 dues payments totaling \$900 were received as of April 20<sup>th</sup>. More were expected in the coming weeks. There is a total of \$11,000 in the account. Sending a snail mail requesting dues and announcing the Annual Meeting was proposed by Doug Eberhart. He also suggested an email blast asking for dues. Doug ordered new checks and can pay any outstanding debts owed if any.

### #4 COMMITTEE REPORTS

- Nominating Committee - Jim Kelly in on the committee but was absent due to prior commitment. Doug officially nominated Stacy Sahlstrom for the committee. According to the bylaws, There should be 3 on the committee one from filing 1, one from filing 2, and one other. Stacy will make inquiries for the other committee member. John Dolve is willing to run for vice-president. Doug Eberhart is willing to be nominated as treasure, Stacy Sahlstrom, Eric Younger and Brad Steininger will not stand for re-election. Stacy will draft an email to send out to the address list showing that we needed nominees for President, and a director for filing 1 and filing 2.

- Architectural & Protective Covenants - Eric Younger- The garage for the home at 4520 Brady Road was approved, solar panels were approved on a roof and Doug approved the cutting down of a tree on an owners property. Roy Thompson volunteered to serve on the Architectural Committee going forward
- Bridle Path - John Dolve. John has drafted a letter to relators stating that we are a covenanted community and have bridle paths. John was going to add that the covenants were binding even if you are not a member of RHIA and that there is a voluntary \$50 annual membership fee. Roy Thompson suggested that notify property owners in our newsletter and website that owners planning to sell their home should advise their realtor and buyers that that RHA is a covenanted community. Bev Smith had received complaints that horses were creating ruts and holes in the paths when it is muddy. She asked that we remind equestrians to be courteous of others and ride on roadsides when muddy. Colorado law states that when riding Equine laws in Colorado state that the liability for accidents fall on the equestrian and not on the property owner unless you create a hazard on the property. Doug will look up the law and cite in on the website for referral. Blocked bridle paths that are mandated by legal covenants could be considered an intentional hazard and make the homeowners liable.
- Hospitality - Bev Smith- The Juliet's group hope to start eating out again in the month of May. Marion Hartig let the board know that they were willing to have the picnic at their home this year if it is scheduled. Home visits were planned to Steve and Julie Cox at 5112 Rocking R and Aaron and Sarah Coleman at 4811 Constitution Ave. A neighborhood garage sale is panned for June 25<sup>th</sup> and 26<sup>th</sup> unless there were objections. Jana Younger is wiling to coordinate the advertising and maps. Doug will include the information on the Website and Newsletter. The committee suggested a Rock Island Trail cleanup day and the idea was met favorably. A neighbor has installed Frisby Golf catch-nets along the city owned property boarding the Rock Island Trail. Tamie Farris stated that Party Barn is not having big parties now but is having dance lessons with a few cars but there was concern that with warmer weather the large parties will return. If the owner is leasing the barn to his club that could be considered commercial use and might be grounds to get the city involved.
- Trash Coalition - Jamie Wilson - nothing to report
- Audit Committee - Doug stated that the bylaws require a committee of 3. John Dolve, Stacy Shalstorm and Miriamber Daigneault volunteered to be on the committee.

#5 Coyote Discussion - One neighbor had a dog attacked by coyote and the pet survived. Discussion concerned what to do about the issue and Roy Thompson was concerned that the board was responsible if the coyotes injured a pet or a person and was concerned that they spread mange. Money was appropriated in the past to trap the coyotes. Tamie Farris stated that trapping coyotes is difficult and if caught they would be euthanized.

Coyotes are adaptable and if you remove them more will move in. Doug stated that there was no money in the budget and we could vote at the annual meeting to see if neighbors wanted to set up a separate fund independent of the association to handle control so that RHIA would not be setting a president that would indicate that the association would be responsible for wild animal control and if not preformed, liable. The only solution seems to be promoting awareness.

#6 Annual Meeting Planning and Proposed Budget - Bylaws require a budget be proposed and the President give a report at the meeting. Doug suggested that he will use the annual budget from 2019- 2020 for the 2<sup>nd</sup> time. If we plan to have a picnic the cost will be higher due to increased food prices. Jamie Wilson had emailed Tom Neppel for an estimate on signs announcing that we are covenanted neighborhood but they had not had time to put it together. Doug contacted the city and was told that we could not place a sign over the roads entering the neighborhood. There are technically 5 entrances but the one on Constitution Court is minor. The 3 types of signs considered were a ranch style sign over the road, a stand up metal sign or an engraved rock. The ranch style sign over the road would not be allowed by the city.

The metal signs would most likely be the least expensive as Jamie Wilson had investigated the rock signs and they might cost several thousand dollars. Actual costs will have to be gathered and discussed at the annual meeting and perhaps set up a separate voluntary fund to raise the money. If not enough funds were gathered then the donations would be refunded. The size suggested for the rock signs is 3'x5'. The signs or rocks would have to be placed on individual homeowners' properties and Doug volunteered to contact the effected owners. Jim Kelly had approval for holding the annual meeting at Sunnyside Church for Saturday, May 22<sup>nd</sup> at 2:00pm or as a backup Tuesday, May 25<sup>th</sup> at 7:00pm. Doug will draft an agenda for the annual meeting.

# 7 Other Upcoming Events - We will try to have a picnic this year in September after Labor Day and that will be planned at a future meeting. We will have to work out how to safely serve food. Stacy Sahlstrom suggested a food truck and Tamie Farris suggested using disposable gloves for each person. Other events include a neighborhood garage sale in June, Neighborhood Cleanup Day in July, Rock Island Trail Cleanup, Chipping Day in August, and possibly a neighborhood donation day in November.

#8 Horse Manure - We had a complaint about horse manure from Nancy Hobbs. The city has mandated that horse manure has to be picked up in city parks. Tamie Farris stated that horse manure is not dangerous to humans and it is not feasible to carry around a shovel and bag when riding a horse. We also had a request to keep dogs on a leash and pick up the dog poop.

#9 Other Matters - Roy Thompson suggested the RHIA set up security cameras at the entrances to the neighborhoods to help identify thieves or criminals in the neighborhood. John Dolve stated that the police had discouraged the idea at a meeting he attended and it was decided that the board should not be responsible for security but individuals could be encouraged to install personal cameras. Pictures taken at the entrances do not

prove wrongdoing. Doug had a phone call from Randy Cloud about concerns over shipping containers in a yard on Peyton Circle. There are 3 shipping containers. There was also a complaint from the Mullineaux's about the new round pen at 5112 Rocking R. They were concerned that the new neighbors were training horses and the new round pen was an eyesore and there was too much traffic.

Tamie agreed to talk to the people involved. We have no additional news on when the road paving would be completed but tax revenues were up so maybe it will be done in 2022..

#10 Date of Next Board Meeting - Thursday, May 13<sup>th</sup>, 7:00pm by Zoom

#11 Adjourn - 8:28PM