



## Rustic Hills Improvement Association

MINUTES of Board of Directors Meeting

January 19, 2021 at 7:00 pm

ZOOM

### Board Members in Attendance:

Doug Eberhart	Eric Younger	Tamie Farris
Stacy Sahlstrom	Jamie Wilson	Miramber Daigneault
Jim Kelly	Bev Smith	John Dolve

Absent: Brad Steininger, Roy Thompson

### Other Attendees:

James Martinez	Ina & James Smith	Tom and Marion Hartig
Rita Rocha	Ed Bledowski	Ardice Meeske
Chaim Goldman		

- 1. Call to Order and Introductions** - Doug Eberhart was only able to join by phone so Tamie Farris announced all who were in attendance in the Zoom meeting.
- 2. Minutes of Prior Meeting** - The minutes of the Meeting on November 17<sup>th</sup>, 2020 were submitted by secretary Tamie Farris. Doug Eberhart asked if there were any additions or edits. None were voiced and a Stacy Sahlstrom made the motion to accept, seconded by Jamie Wilson and the motion passed unanimously.
- 3. Treasurer's report** – The Treasurer position remains vacant. President Doug Eberhart reported that we have 107 paid memberships for 2020-2021, which is over half of the 205 lots in the neighborhood. Doug also reported that the board had been sent a copy of the most recent ENT bank statement (see addendum #1) and no funds had gone out or come in sense the last board meeting. He was going to try to retrieve the checkbook and records from Tracy Dunson this next week.
- 4. Reminder** – Annual Meeting Future date to be determined. Due to cancellation of the May Annual Meeting the following items have not been addressed:
  - Terms for 6 board members expired in May of 2020 and they continue to serve provisionally
  - Our provisional budget for 2020 -2021 is the same as last year
  - Dues have not yet been set for the fiscal year starting May 1<sup>st</sup>, 2021
  - We will have to monitor the situation with the Covid restrictions and decide if we can hold the annal meeting in May at a future board meeting.

## 5. Committee Reports:

### 2020 Nominating Committee

No nominations were made in 2020 due to the COVID pandemic; a new committee needs to be appointed in April.

### Architectural & Protective Covenants Protection

- Plans were submitted to Eric Younger for a home at 1917 Payton Circle. Jim Kelly was concerned that the owner wanted 4 garage doors on the house and 3 more on an outbuilding. Covenants state that only 2 garage doors were allowed which are outdated. Doug checked with the near neighbors and none had a problem so no objections will be made.
- A proposed outbuilding that will have a bigger footprint than the home (5211 Constitution Avenue) is going forward in the city approval process. Doug said he sent a letter to the city stating that the association is opposed to the variance. Jamie Wilson thought she saw a letter stating that the association had no issue with the plans, and she was going to check to see if she could find the document.
- 1907 Payton Circle is being remodeled and the owner has inquired if an accessory dwelling unit (ADU) would be allowed in Rustic Hills Acres. Doug sent a letter to the owner and let them know of the zoning restrictions and that it was not okay to construct an ADU due to our zoning type.

### Bridle Paths

- John Dolve stated that the home at 5209 Brady had blocked the bridle path. Owner Rita Rocha was on the Zoom meeting and she is willing to set up a meeting with her and her husband to discuss the issue with board members. John informed us that 43 lots have bridle paths that had been blocked for years and suggested that the board contact realtors as homes go up for sale and make sure they were aware of the covenants regarding the bridle paths. The paths make our neighborhood unique and add value to the properties and need to be protected.
- The home at 5117 Half Moon Drive has a sale pending and it was decided that the realtor should be contacted now to make sure the buyers were informed of the covenants. Doug stated that he had contacted the Realtor for this property and informed them of the covenants.
- John Dolve was asked to construct a letter we can send to realtors informing them of the covenants on bridle paths.

### Hospitality

- Bev Smith stated that a home visit was made to 4807 Constitution in December to welcome Jon and Jody Reynolds and their two children. Jody is a teacher at Mitchell High School, and Jon is a defense contractor.

- Bev asked if the board wanted a copy of the covenants delivered when the committee makes home visit. Bev encouraged the board to put signs up at the entrances to the neighborhood concerning our covenants.

Rustic Hills Acres Trash Coalition – Jamie Wilson

- Jamie Wilson reported that the RHTC had the following bank account balances:
  - Savings - \$11,213.03
  - Checking – \$7,027.25
- Jamie reported that RHTC donated \$100 to Toys unlimited and the food drive. There is no checkbook, so Jamie wrote a personal check to each and reimbursed herself.
- She reported that a 4% rise in rates was initiated for 2021 from Waste Management.

**6. Recent/Upcoming Events**

- Dec 12<sup>th</sup> Food and Toy Drive – Doug thanked everyone who participated in the successful event.
- Doug sent out a newsletter to the neighborhood in December highlighting the food and toy drive.
- The RHIA website domain lapsed and was not owned by the association and RHIA now owns the domain and has control.
- The Firewise Chipping program is scheduled for the week of August 23<sup>rd</sup> for our area. Stacy Sahlstrom will post the dates on the RHIA website.
- RHIA usually sponsors several events that have not been scheduled and it is hoped we will be able to decide on the annual picnic at the next meeting. The neighborhood cleanup day should be one we can schedule with current COVID-19 restrictions.

7. **Neighborhood Entrance Signs** – Jamie Wilson had corresponded with neighbor Tom Neppl and given him ideas for designs. He has not gotten back to her as of this meeting. Jamie also contacted a company that does rock engraving. Doug stated that we have to get a number of property owners at the entrances to donate easement space for the signs. He said he would check with a contact at the city to check on the possibility of placing them on city property. John Dolve was concerned that owners of property where the signs were located might not cooperate with this idea. There was a discussion about the feasibility of the rock signs due to cost. Tom Hartig suggested we have a rustic wooden crossbeam post for the signs. Jamie will follow up on the ideas presented and with RHA resident Tom Neppl, owner of Springs Fabrication Company.

**8. Coyote Discussion – Requested by Board Member Roy Thompson**

- Coyotes have been sighted by several neighbors on camera and live.
- No attacks have been reported yet.
- Tamie Farris stated that coyotes are difficult to eliminate as they are very adaptable to urban environments. When you remove one, another will move in.

- Doug Eberhart stated that Colorado Department of Wildlife (DOW) guidelines suggest that they be left alone unless they become a hazard or an attack is reported. The DOW will not respond to coyote complaints.

#### **9. Date of Next Board Meeting**

Possible date March 9<sup>th</sup> by Zoom. Police Station rooms are still not available for the foreseeable future due to COVID 19.

#### **10. Other Matters**

- The alleged flag thief's next court date is February 21<sup>st</sup>, 2021. His family home is for sale and he will soon be gone to plague some other neighborhood. Both John Dolve and James Martinez saw items taken from their yards on the porch of the home. A total of at least 43 flags have been stolen over the past five years.
- Chaim Goldman expressed concern that the neighbors were not interested in getting together to assist people in the neighborhood that may need help. He felt we need to have in person meetings instead of Zoom and wanted the board to get involved in meeting needs of our RHA neighbors. Tamie Farris asked if Mr. Goldman knew of any specific needs for financial or emotional assistance in RHA and he did not. Chaim was concerned that we should have events to get to know the neighbors and form a plan for emergency assistance in a crisis such as civil unrest as the police would not be able to respond in that case. Eric Younger agreed that we would be on our own in such a case and a plan would be a good idea. Tamie Farris stated that according to Pikes Peak Office of Emergency Management director Robin Adair, the county has emergency plans for foreign or civil unrest and would be willing to speak to the board.
- Doug Eberhart asked if anyone had actually had a COVID Vaccine. Tamie Farris stated that people could go the UHealth portal and register for the vaccine.
- Bev Smith expressed concern about the parties at the "party barn" at 2005 Broken Circle Rd. Friday and Saturday night often have cars blocking Broken Circle and the owner may have been cited again for noise. Doug Eberhart suggested again that all neighbors effected should call the police at one time to get police to respond.
- It was noted that Roy Thompson has had a very tough time with his wife's illness.
- Bev Smith suggested that we re-address the out-of-date RHIA covenants. Jamie Wilson suggested that the board make adjustments to the draft covenants already written that better aligned with city code, and not start over. Stacy Sahlstrom suggested a committee of board and non-board members to review the new covenants and make suggestions and that could be voted on. Chaim Goldman, John Dolve, and Jamie Wilson are willing to be on the committee. Doug suggested that the covenants might be presented as a menu of items that could be voted on separately. A separate committee meeting will be set up to review and make suggestions.
- Marion Hartig expressed gratitude to Bev Smith for the Juliet Zoom meetings held every other week.

#### **11. Adjournment** – The meeting was adjourned at 8:25pm.