



**RUSTIC HILLS IMPROVEMENT ASSOCIATION
 BORAD MEETING
 MINUTES
 SEPT 12, 2024
 ENVOY CHURCH
 2025 N MURRAY BLVD.,
 COLORADO SPRINGS. CO**

Elected Board Members

Ray Hoff	Doug Eberhart
Tamie Farris	Veronica Eberhart
David Pechacek	Juan Rodriguez
Jim Richman	Daniel Stephens
Tony James	

Other Attendees

Steve Seder	Jenn Vercammen
Jon Neumann	Bev Smith
Robert Pichardo	Bill brown
Dan Allegier	Michael Coolidge
Tom Hartig	Marion Hartig
John Hughes	Bev Smith

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:

- Ray Hoff asked if there were any additions or corrections for the Board Meeting Minutes from August 8th, 2024, and there were none.
- A motion to approve was made by Bev Smith and seconded by Juan Rodriguez and the motion Passed unanimously.

III TREASURER’S REPORT:

- Doug Eberhart presented a consolidated report (**see addendum #1**) with a line-item transactions for May, June, July and August showing the balances of the savings, Money Market, checking accounts and the balances in each at the end of the month. Not all the BBQ/ picnic expenses accounted for yet.
- The coyote fund now has a balance of \$1435.
- Doug also received a renewal notice for the RHIA insurance policy and the premium doubled. Tamie Farris will contact the company and investigate.
- The GoDaddy Internet Domaine Registry for the RHIA website was received and renewed for 5 years at \$109.95.

IV COMMITTEE REPORTS:

- **Architectoral Committee-**
 - No new requests were received this past month.
 - 5202 Rocking R (Forsthoff’s) pole barn was in question because of the size of the building that was listed on the permit. It had already been approved by the committee as that total included the existing 1600ft garage. It is not an additional building
 - Suggestions for the new members of the Architectural Committee

- Sara Murr
- Shane McDonald
- Ed Bledowski
- Tiffany Daniels

➤ **Hospitality Committee –**

- Bev Smith, committee chair reported that 150 attended the BBQ + the band. 125 attendees were paid members, 4 were VIP invitees and 60 households were represented.
- 452 lbs. of food was collected for the Holy Cross Food Pantry, 76 bottles of water and \$80 in cash.
- See addendum # 2 for full report
- Home visits were made to 1911 Payton - Jean and Gordon Stegman and 5117 Brady- Sarah Gunty & Erica Riggs (mother and daughter, daughter Sarah and 3 kids live in the home) with the following planned:
4605 Brady Road- Chrystal Dudley
2005 Broken Circle Road – Doug and Patsy Hoover
2212 Lazy R Lane - Linda Keys
5338 Bent Bar – Nancy Hobbs
- \$277 were donated toward the picnic.
- The Romeo Men’s group met for breakfast at I Hop on Constitution with 9 attending and Juliets did not meet due to the picnic.

➤ **Bridle Paths-**

- Tamie Farris will try to map out the new access points and rework the covenant regarding the paths to reflect the limited access and maintenance of the paths.
- We are unable to find a plat map that designates the easements as bridle paths

➤ **Roads –**

- Juan Rodriguez reported that the city had closed out the contract for the roads with the contractor and we were now in the warrantee period.
- A contractor for the water line will probably be chosen in the spring of 2025

➤ **Trash –**

- Tom Hartig reported that the Rustic Hills Trash Coalition (RHTC) started in the red in 2024 but was now in the black. He projected a \$2500 surplus at the end of the year. (**see addendum # 3**)
- Tom recommended we purchase a \$170 new software package for billing. Juan Rodriguez made a motion to make the purchase, and it was seconded by Dave Pechacek and passed unanimously.
- The RHTC is a totally separate entity, has no management fees and generates the residents a 20-30% discount depending on how they pay their bill and also limits the number of trucks on our roads. There is no answer yet regarding our new 5-year contract with Waste Connections. We asked for an increase of no more than 5%. After the negotiations we will need to set new rates before the next board meeting.

V **COVENANTS:**

- Bev Smith felt there were more suggestions and comments that need to be edited into the final draft before we send it to the residents for a vote
- Jon Neumann spoke to the Colorado Springs Fire Marshall about the fire pit on the bluff above Payton Circle. The Fire Department was satisfied with the precautions taken by the Homeowner where the pit was located.
- Veronica Eberhart spoke to Officer Trimble, the senior fire inspector, and was told the city code required a 15ft perimeter clear of combustible material around an open fire and a way to extinguish the flames. He was going

to reinspect the location. We are not part of the Wildfire Urban Interface so there is no prohibition except when there is a fire ban.

- Veronica Eberhart planned to construct a covenant prohibiting open fires on the bluff with other residents of Payton Circle and then propose a motion to include it in the covenant draft at the next board meeting.
- Dan Allegier asked if the proposed covenants were aligned with the current city code. The response by Ray Hoff was that most were but a few were more stringent. Dan wants the covenants to allow him to subdivide his lot if the city allows.
- In the past any filing that did not get 51% approval stopped all covenants from being passed but we need legal advice on the actual interpretation.
- Ray Hoff made several suggestions on how we should proceed, and it was decided that we should have the current covenants reviewed first so we know how to proceed.
- Veronica Eberhart made a motion to have the current covenants reviewed by an attorney to determine if we can vote filing by filing and the motion was seconded by Doug Eberhart and the motion passed unanimously.
- Ray Hoff estimated the cost to be \$1750 for the review.
- A work meeting was scheduled for board members only on September 19th, 2024, at Envoy Church

VI **OTHER MATTERS:**

- The Colorado Springs Traffic Department referred to the issue of speed tables, stripping on hill and curves and speed signs to another department. We still do not have a definitive answer to any of these safety issues on the roads.
- Tom and Marion Hartig were applauded for their generous donation of time and their beautiful home for our picnic. The organization was incredible, the band was amazing and the food delicious. A lot of the community showed up to help. It was suggested we have an evening BBQ the next time around, but that would leave cleanup late or the next day.
- The Hayride was discussed, and we will again have a starting time of 5:00pm at the Farris Home on 2022 Broken Circle Rd. Tamie Farris will obtain event insurance for October 31st.

VII **ADJOURNMENT** - A motion was made by Juan Rodriguez to adjourn the meeting, and it was seconded by Ray Hoff and passed unanimously. The meeting was adjourned at 9:25pm