



**RUSTIC HILLS IMPROVEMENT ASSOCIATION
 BOARD OF DIRECTORS MEETING
 MINUTES
 SEPT 8TH, 2002
 2025 N MURRAY BLVD.,
 COLORADO SPRINGS, CO**

BOARD MEMBERS IN ATTENDANCE

Ray Hoff	Doug Eberhart
Tamie Farris	Jim Kelly
Jim Rickman	Jamie Wilson

OTHERS IN ATTENDANCE

Stacy Sahlstrom	Juan Rodriguez
Kent Morris	Shane McDonell
Eric Younger	Tom Hartig
Dennis Watters	Josie Watters
Marion Hartig	Janna Younger

1. **Call to Order** - The Meeting was called to order at 7:05pm by Vice President Ray Hoffman. President Dan Allgeier was out sick. Board members and residents in attendance self-introduced.

2. **Minutes of Prior Meeting** – The minutes of the board meeting on July 14th, 2002, were approved unanimously. The motion to approve was presented by Jim Kelly and seconded by Jim Rickman

3. **Treasurer’s Report** – Doug Eberhart reported that the previous month had been uneventful. The balances of the accounts were approximately \$17,700. Doug had brought the checkbook incase there were any outstanding receipts for purchases for the picnic that has been brought to the meeting. See addendum # on for the written report.

4. **Committee Reports** –

- **Trash Coalition** – Jamie Wilson reported that we had a balance of \$8308.18 in savings and \$4620.09 in checking. However, she just wrote a check to Waste Connections for 3620.09, leaving a \$1000 balance in checking.
- **Hospitality** – There were no visits made in the previous month as reported by Janna Younger in the absence of chairwoman Bev Smith.
- **Architectural** – John Dolve had requested to remove two large elm trees and three ornamental Crab Apple Trees and approval was given
- **Bridal Paths** – John Dolve, committee chair, was not present but it was mentioned that the covenants committee will be discussing the bridle paths in the upcoming meeting and would like input from the residents. We are waiting on the Roads committee to let us know what will be done to provide culvert crossing to the bridle paths from the city. Many residents are concerned about access and riding paths on roads. The roads committee needs to communicate concerns to the bridle path and covenants committee so that we can work out issues that are found in the city plans.
- **Website** – Stacy Sahlstrom, who administers the website, had no updates to contribute.

5. Annual Picnic

- Tom and Marion Hartig will host the picnic again this event. Tom has purchased 700 lbs of meat for Tony James to prepare. Tom also arranged for 15 tables from Rick Hoover, 3-10x20 tents, 8- pop-up tents.
- Stacy Sahlstorm and Tamie Farris will pick up Green Beans and Cole Slaw from Captain D's, courtesy of Lester Nowell.
- Janna Younger had ordered 3 sheet cakes from Costco and will pick them up the day of the picnic. Bev Smith may order another sheet cake. Ice Cream will also be served and had been purchased by Tom Hartig.

- We will be honoring those neighbors who are 80 years or older with a joint birthday celebration with the cake and ice-cream. Ardis Meeske will turn 90 this week as well as Dawn Hoover.
- Jamie Wilson arranged for a Port-A-Potty to be delivered to the Hartig's.
- Bev Smith arranged to borrow a PA System from Holy Cross Lutheran Church. The Front Range Band has confirmed they will play for the event
- Tamie Farris sent an email request for assistants to set up the tents and chairs.
- The only VIP's invited that had responded to our invite was council woman Nancy Henjum
- Signs for the neighborhood had been set up near the entrances by Tamie Farris
- Marion and Tom were going to order Pizza for the residents who came to help set up and the cost would be covered by RHIA funds allotted for the picnic

6. Roads, Drains, Utilities Update

- The Roads Committee members Juan Rodriguez and Kent Morris met with Travis Easton and Tyra Sandy from the city on August 24th. The city has been sent recommendations on most of Phase One Roads. Juan promised that we would do reconnaissance the remaining Phase I roads and send recommendations prior to the next meeting. Juan will walk Prong Horn, Broken Circle and Lazy R, Steve Cox will do Rocking R and Rick Hoover will do Half Moon. Only Bent Bar remains.
- All information that was received from residents on the survey sent in March were included in in the comments on the 60% plans and now the 90% plans. Every comment has its own specific item number in Juan's prepared review of the plans. The city will have to respond to each item number. Particular attention has been paid to road banking, drainage ditch size, culverts, and the 6-foot bridle paths.
- The final review done by Juan Rodriguez will be sent by email to RHA residents by email for review. If any concerns are not addressed, the residents will be instructed to notify Juan by email.
- The committee is trying to get the residents concerned addressed prior to the completion of the 100% plans and bids being sent for bidding to contractors.
- Lazy R and Broken Circle have the worst problems. Juan indicated that the city's main concern is paving and not drainage. This is surprising as we were told that the paving

project was initiated by lawsuits from Pueblo County due to inadequate stormwater drainage in Colorado Springs.

- Juan is concerned that there is not enough money budgeted to address the neighborhood concerns and do the job right and we may encounter reluctance to properly do the job. We may have to try to exert pressure through means other than negotiations and meetings. There are legal implications if the drainage and roads are not done properly, and flooding occurs.
- The road paving will not take place until the gas line replacement is complete. Residents must understand that this will be a long-drawn-out process. See Addendum # 2 for Gas line project details.

7 **Other Matters-**

- Jim Rickman researched who is responsible to inform home buyers about neighborhood covenants. The Sellers are legally responsible to inform their realtor about the covenants. The realtor must then have the buyer sign a document acknowledging the existence of the covenants and the buyers' responsibilities. If not done the sellers agent or seller can be legally liable. The Colorado State Real Estate Commission should be notified in writing of any violations.
- Tamie Farris asked if RHIA would want to pay the \$195 annual fee to have Survey Monkey available to use to gather information and data from residents on issues concerning the neighborhood. It was decided we would discuss at the next meeting
- A motion was made by Jamie Wilson and seconded by Jim Kelly to have the Halloween Hayride again this year contingent on getting event insurance. Doug said the cost was in the budget and Tamie Farris will work on obtaining the insurance policy
- It was suggested that we serve Hot Chocolate and Cookies. We discussed if we needed 2 or 3 trailers this year and will decide where the starting point should be at the next meeting,

8 **Adjournment:** The set date for Board meeting had been voted on as the 2nd Thursday of the month at 7:00pm. A motion to adjourn was made by Jim Kelly and seconded by Ray Hoff. The meeting was adjourned at 8:12pm.