

## Russellville HOA Community Meeting 10/4/2018

The meeting began at 7:00 pm

Joe, Kelley, Ashleigh, David and Chanyyn were all present.

David, as President of the HOA thanked the picnic and the people that put it all together.

David discussed the purpose of the HOA and introduced the main HOA members and stated that we had been meeting since December 2017 and that our primary goal was to work on what we wanted for the neighborhood.

David indicated that he wanted the other neighbor's views as well. He wanted an open forum meeting and that we needed to be finished by around 8:30 pm.

The meeting was called to order at 7:10 pm.

Jim and June Renner moved and Jim was our standing Treasurer. Kelley was on the board and was nominated as Treasurer. We need to ratify her at this meeting. David was the first to put forth the motion, Joe seconded the motion and it was agreed upon as a HOA. Kelley was ratified as Treasurer.

Kelley then spoke and reported out on all transactions. There are two balances; one at \$1200 and the other is \$700. Checks have been issued to Insurance for Liability insurance in the amount of \$450 and to cover the cost of the Porta potties at the picnic in the amount of \$220.00. We currently have \$12,655 in savings. Last year (2017) sent money to the Save Franktown Coalition.

A question as to why the HOA needed liability insurance was brought forth. A discussion took place and it was stated that no one wanted to volunteer for the board without the insurance as being on the voluntary board puts the member at risk for liability. One person thought the board should have to pay for its own insurance.

Then it was asked why we have an HOA. What is the function and purpose? David indicated that we want to make sure we are a unified voice and to be able to make our own futures. As a consolidated group – by law we act as a business. All members of the board are voluntary. We are not paid. When you take on these positions within the neighborhood there is a personal risk. In 1972 when the HOA was created, liability and risk was very different.

David indicated we are active as a board and within the community. The Board has already been voted on. Other reasons for insurance is the Terrorism Clause, which is required and we get a discount as we do not have any common property in our HOA.

Joe addressed the group discussing the annual HOA meetings and the reactivation of the board in part due to the Franktown development.

Ashligh from the Architectural Control Committee (ACC) spoke. They currently have 3 members on the committee. Robert Quimbly and Pat Turner. They were voted in last December. They are reviewing projects within the neighborhood. They want to preserve and protect the natural effect of our neighborhood. They want to facilitate our contact and relationship with Douglas County (DC). We are working with the building and zoning staff at DC. They are meeting regularly with the county and to discuss the projects going forward. They are meeting with Anthony and Sherry Meyer who has been instrumental in letting us know how we can work together better.

- Requires HOA approval prior to DC issuing a permit for building.
- Covenants take precedent over county guidelines
- Other communities can go to county but we want our homeowners to know that we have an active HOA
- After we receive notification from Anthony at DC, we have 5 days to review.
- In the ideal world, the homeowner would contact the ACC once it goes to the county so that the ACC is prepared to address the request and can be timely. If HOA does not approve the plan, and the homeowner builds anyway – then it will be considered a violation of the HOA.
  - We hope that will not happen in the future
  - The homeowner could be liable under a civil law suit
  - Any neighbor could bring forth the law suit
  - It empowers the homeowners to make sure the covenants are being adhered to.

The covenants go with the land. There was concern from a new homeowner that was told that the covenants do not exist. Rebecca Jennings, former Board member, indicated that the covenants are not tied to the HOA but rather the land. The covenants have remained enforce.

David indicated that we would like to have a meeting solely focused on covenants as they need to be updated as they have not been for some time. We want to make sure that our covenants meet our common goals and visions / lifestyle for the community.

What else does the board do? We have ideas.

Like signage. We would like to update the sign leading into Russellville and also place one on the back entrance. There was considerable discussion about this. Some neighbors wanted to keep the sign that we have and saw no reason to change it. Wayne volunteered to replace the posts and put garland on it for the holiday. He especially did not see a need to spend the \$ the money to do that. He wants to keep the historic value of the sign and of Russellville.

We then discussed the Franktown Coalition / Development – FCC II

Joe indicated that he has attended several of their meetings and that we need a unified voice due to development.

There are 2 separate 501-c groups fighting some of the development.

[Rlove1@msn.com](mailto:Rlove1@msn.com)

Savefranktown.com: <https://www.facebook.com/savefranktownco/>

[www.rhpo.org](http://www.rhpo.org) is our HOA email address

Issues:

- Traffic
- The aquifer
- Overcrowding of our schools

There is a 63 acre development with 286 homes and apartments along with commercial businesses that was taken off the table due to the outcry from Franktown and the FCCII.

DC has as Mater Plan for 2040 and the FCCII has provided input. For Franktown the historical significance of the community along with our schools are of primary concerns. The FCC has provided alternatives that they would not be opposed to.

We want to continue our rural community.

## HOA Matters

- Dues – there is a need for additional money – insurance, upgrades, etc.
- We have been at \$18 a year for some time. The dues have been 3 times before from \$8 to \$12 and then to \$18.
- As long as we change from a social organization to an HOA they residents would pay more.
- Asked for volunteers for the Board
- We put \$50.00 a year on the table to be decided at a future date. We would have to change the bylaws to make it mandatory.
- One suggestion was to make it mandatory and then raise it.
- \$25.00 was also proposed.
- One concern is multiple lot owners, the decision was per family.
- Asked for insight and help
- No decision have been made at this time.
- Need to determine the value that it brings. The money will follow the value.
- 10/27 ends the DC mulch
- Russellville Facebook Page
  - Informal and informative
  - If you request, please let the administrators know who you are as it is a closed group.
  - Please keep it civil in tone
  - Great place to post bear sightings.
- All Brigh Sanitation is now Waste Mgmt.
- 10/27 is the Fall Hayride
- Do we want a fire mitigation committee
- There are 2 board director positions open if anyone is interested.

Bi-Annual meetings will be in April and Oct.

Guest speaker, Mark Baisley; running for State House Dist 39

Consider a neighborhood project of Save the Russellville Ranch Spring House which is in disrepair.

Amy discussed the 5A and 5B ballot measures.

Meeting adjourned at 8:27 pm