

# Russellville Home and Property Owners Association

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## Board Meeting Minutes

Date: Wednesday August 6, 2025

Location: Cromwell Residence

### Attendees:

- Ed Hayden – President (EH)
- Jack Hume – Vice President (JHu)
- Joe Casasanta – Treasurer (JC)
- Toby Cromwell – Secretary (TC)
- Mark Passarini– Director-at-Large (MP)
- Dennis Smith – Director-at-Large (DS)
- Russellville Homeowner – Kevin Shanks (KS)

### Call to Order:

The meeting was called to order at approximately 7:07 PM on August 6, 2025, at the Cromwell Residence.

### Approval of the July 2025 Meeting's Minutes

The minutes from the previous meeting were approved by the voting members. Those minutes were posted to the Russellville website.

### Discussion Items:

#### 1. Sundown Oaks Metropolitan District (ongoing approval process)

There has been ongoing discussion throughout the Franktown community and the RHPO to oppose the Sundown Oaks Metropolitan District that would lie adjacent to the Tanglewood and Burning Tree developments north of Hwy. 86 and east of Hwy. 83. On July 30th, 2025, the RHPO Board voted and approved to send an opposition letter to Douglas County prior to a meeting with the Douglas County Planning Commission. JHu and EH both attended and spoke in opposition.

The Planning Commission subsequently voted down the metropolitan district 6-2. This will then go to a discussion with county commissioners on August 26, 2025 and then another planning committee meeting on September 9, 2025.

**ACTION ITEM:** Next steps are for JHu to get with Diana Love as she will be leading the opposition for the meeting with the county commissioners, for the August 26, 2025 Commissioners meeting.

#### 2. Paving of Summit Street by Douglas County

One of our longtime homeowners, Kevin Shanks, came to the meeting and addressed some concerns and comments regarding the recent paving of Summit St. In the past, there were a number of prior notifications to the RHPO by the County; however, this time ~~and~~ there were merely door hangers from Douglas County hung on the residences that would be affected by the Summit paving project. These door hangers referenced roto milling and repaving. Summit St. is currently a gravel road. This was only 6 days prior to the actual paving. KS has contacted Douglas County Operations people to discuss the overall paving process and the fact that there is still work to be done regarding the shoulders and erosion control (Best Management Practices). KS will continue to follow up with Douglas County and will inform the board regarding the conversations. MP also stated that letters were sent to Douglas County making sure that they notify us of any road or other projects that they would be performing here within our district. Also discussed was trying to understand the priority of one gravel road over another within the Russellville neighborhood.

There continues to be ongoing concern regarding the development of the Elbert County Property that lies adjacent to Russellville and the timing of paving Summit. Both developers' properties are for sale after a failed attempt at a proposed development. The Proposed development was not approved for several reasons including with lack of appropriate access through Tomichi Dr. in Douglas County. There could be subsequent development attempts that would be proposed to access the now paved Summit Street.

### **3. Treasurer's Report**

JC provided updated financials detailing finances and current cash position of the HOA. All is in order and no action taken. See attached PDF for detailed report.

### **4. Russellville Rag**

Shout out to Jacki Hayden for creating our new newsletter (volume 1) and it's posted on the RHPO website. It was also reposted on the Russellville Facebook page.

### **Upcoming Community Events Calendar and Events**

- Annual Picnic – Scheduled for September 7, 2025
- Annual RHPO meeting – October 21, 2025 7:00 pm at Franktown Fire Station
- Annual Hayride – Scheduled for October 25, 2025
- Wellness Checks – Supporting elderly residents
- Meeting Frequency – Monthly board meetings going forward
- Annual HOA meeting minutes are posted to the website

### **Next Meeting:**

The next Board meeting will be held on Monday, September 8, 2025, 7:00PM at the Casasanta residence.

**Adjournment:**

The meeting was adjourned at approximately 8:29 PM.