



Russellville HPOA, Inc.
P.O. Box 141 Franktown, CO. 80116
admin@RHPO.org

*Russellville Neighborhood Annual Members Meeting
Tuesday, October 21, 2025 || Franktown Fire station*

Attending Members in good standing (dues paid):

<i>pd LOT 14</i>	<i>A Pfister (1)</i>
<i>pd LOT 15</i>	<i>J Casasanta (1)</i>
<i>pd LOT 29</i>	<i>Ott's (2)</i>
<i>pd LOT 44</i>	<i>M Cromwell (1)</i>
<i>pd LOT 51</i>	<i>Burgett (2)</i>
<i>pd LOT 61</i>	<i>L Russell (1)</i>
<i>pd LOT 63</i>	<i>McCormick's (2)</i>
<i>pd LOT 70</i>	<i>Hayden's (2)</i>
<i>pd LOT 98</i>	<i>P Sjodin (1)</i>
<i>pd LOT 109</i>	<i>R Jennings (1)</i>
<i>pd LOT 131</i>	<i>Ellis's (2)</i>
<i>pd LOT 132</i>	<i>J Hume (1)</i>
<i>pd LOT 139</i>	<i>Betker's (1)</i>
<i>pd LOT 141</i>	<i>Lee's (2)</i>

Members attended not in current standing (unpaid dues):

<i>LOT 42</i>	<i>Hall (1)</i>
<i>LOT 121</i>	<i>Smith's (2)</i>

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Meeting called to order at 7:04 p.m.

Total attendance - 23  
Voting members - 20  
Non-voting members - 3



- *Introductions:* Ed Hayden (President) welcomed everyone to the meeting. Provided introductions of the Board and Directors-at-Large. Ed asked each resident to introduce themselves and the street that they live on.
- *Social Committee Update:*
  - Summer Picnic: Ed H discussed the positive Summer Picnic turn out and the warm environment that Greg Proctor, host, created for this year's event. A great turn out, great weather and a fun event.
  - Halloween Hayride: Ed H provided a reminder on the upcoming Halloween Hayride, which is to be held on Saturday, October 25<sup>th</sup>.
  - If you're interested in helping plan these events, please email Amy at [aimdaw@aol.com](mailto:aimdaw@aol.com)
- *Financial Report:* Joe Casasanta shared the Fiscal Year 2024 financials for the Russellville neighborhood and explained the fiscal year, October 1, 2024, through September 30, 2025, which is the fiscal year for Russellville. The HOA had a Net Income of \$ 1,400.52 for the fiscal year. Financials and other pertinent documents are available on the neighborhood website at [www.rhpo.org](http://www.rhpo.org)
- *HOA Legal Status and Requirements:* Joe C provided an overview on the legal status and financial obligations of the HOA. The HOA is a legal entity required to report annually to the Colorado Secretary of State and provide tax returns to both the US Treasury (Federal filing) as well as the State of Colorado. RHPO is a non-profit US Corporation.
- *Traffic Awareness:* Ed H discussed traffic awareness. Be cautious of speeds as the school buses are out, animals are out, walkers are out, kids are out playing. Remind family members, friends and workers to keep the speed down.
- *Environmental Control Committee (ECC) Update:* Ed H discussed the ECC role, our relationship with Douglas County planning, and a new program to charge non-members a \$ 100.00 fee for project reviews. Members will continue to receive this service at no additional cost.
- *Fire Mitigation:*
  - Ed introduced Larry Russell who lives on Caribou. Several homes on Caribou have done an outstanding job of mitigation on their properties. Larry discussed the costs and the vendor he used – Ace Tree Care.
  - Several companies providing this service are:
    - Ace Tree Care, Inc.
    - The Tree Guy
    - Twisted Timber



- *Road Paving:* Ed H and Joe C discussed the road paving on Summit and conversations with the County. Our roads are County maintained (not owned by the HOA) and they can pave based on certain criteria. One factor is that the County believes that they won't have large grader drivers in the future and most roads will need to be paved. Ed indicated that if residents on a street are interested in having their street paved, we can submit this to the County for consideration in their planning cycles.
- *New Program – Emergency Address Markers:* Dennis Smith, Director-at-Large, discussed a Board plan to provide red emergency markers for homes. These are for emergency services to quickly find your home at night. There was a sign-up sheet for interested residents. The cost would be \$ 20.00 for Members and \$ 69.00 for non-Members.
- *Open Positions:* Ed H discussed open positions within the Board, if anyone is interested, please reach out to any Board member, Director or send an email to [admin@rhpo.org](mailto:admin@rhpo.org).
  - One- (1) Director-at-Large
  - Two- (2) ECC members
- Ed H discussed the need for neighbors to get to know each other so that safety and special needs are expedited.
- *HOA Board Involvement in Community Actions:* Ed H and Jack H discussed the involvement the Board has taken with community efforts and new subdivision planning:
  - Independence Water
  - Sundown Oaks Metropolitan District
  - Attending Douglas County Planning and Commission meetings
  - Potential new development at Tanglewood and Burning Tree
- Open discussions:
  - None noted.

Meeting was adjourned at 8:10 p.m.