

*Russellville Neighborhood Annual Members Meeting  
Tuesday, March 25, 2025 || Franktown Fire station*

*Attending Members in good standing (dues paid):*

<i>pd LOT 11</i>	<i>Mason's (2)</i>
<i>pd LOT 14</i>	<i>A Pfister (1)</i>
<i>pd LOT 15</i>	<i>J Casasanta (1)</i>
<i>pd LOT 23</i>	<i>Buxton's (2)</i>
<i>pd LOT 28</i>	<i>Laughlin's (2)</i>
<i>pd LOT 29</i>	<i>Ott's (1)</i>
<i>pd LOT 52</i>	<i>J Dojidko (1)</i>
<i>pd LOT 62</i>	<i>L Bussard (1)</i>
<i>pd LOT 70</i>	<i>Hayden's (2)</i>
<i>pd LOT 74</i>	<i>Woods (2)</i>
<i>pd LOT 85</i>	<i>K Bradford (1)</i>
<i>pd LOT 98</i>	<i>P Sjodin (1)</i>
<i>pd LOT 103</i>	<i>P Reed (1)</i>
<i>pd LOT 109</i>	<i>R Jennings (1)</i>
<i>pd LOT 121</i>	<i>Smith's (2)</i>
<i>pd LOT 123</i>	<i>Hasenfratz / Hornung (2)</i>
<i>pd LOT 129</i>	<i>Lister's (2)</i>
<i>pd LOT 131</i>	<i>Ellis's (2)</i>
<i>pd LOT 132</i>	<i>Hume's (2)</i>
<i>pd LOT 134</i>	<i>M Passarini (1)</i>
<i>pd LOT 141</i>	<i>Lee's (2)</i>

*Members attended not in current standing (unpaid dues):*

<i>LOT 68</i>	<i>R Potton (1)</i>
<i>LOT 89</i>	<i>A Garner (1)</i>

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Meeting called to order at 6:31 p.m.

Total attendance - 38 (plus one child)

Voting members - 32

Non-voting members - 6

- Joe Casasanta (Treasurer) welcomed everyone to the meeting. 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.
- Joe C shared the February (YTD for TY 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. Financials and other pertinent documents are available on the neighborhood website at [www.rhpo.org](http://www.rhpo.org)
- Rebecca Jennings discussed the benefits of being a paid Russellville voting member and why that matters.
- A question was asked if insurance is covered with our neighborhood dues. General Liability and Directors & Officers Insurance is currently covered under neighborhood HOA dues. RHPO had coverage through American Family, but we no longer do because American Family has discontinued policies for HOAs. Joe C researched new carriers and spoke with six- (6) different companies. Three- (3) companies do not provide coverage, and quotes were received from the other three- (3) companies – Jim Moore Insurance, Jodi Page Insurance and State Farm. Upon receiving competitive quotes, RHPO has selected [Jodi Page insurance](#) for our new policies. Yearly rate of \$ 850.00 per year for both policies.
  - Jodi Page Insurance quote: \$ 850.00 / year
  - State Farm quote: \$ 2,018.00 / year
  - Jim Moore Insurance quote: \$ 3,014.00 / year
  - As a comparison, last year, our premium was \$ 647.62 / year.
- Our PayPal link to pay HOA dues is currently broken, we are looking into getting that corrected, if possible.
- Joe C provided an update and explanation of the Corporate Transparency Act (CTA) – This is an initiative by the US Treasury (bipartisan initiative), approved in 2021 and managed by the Financial Crimes Enforcement Network (FinCEN), to mitigate fraud, money laundering and illegal activities within US Companies. The March 2025 compliance date was to include HOAs and must comply by submitting the BOIR (Beneficial Owner Information Report). Information [here](#). There is a current “stay” by the US Treasury on HOAs and US businesses for this program. Essentially, since the Board of Directors is responsible for decision making of the HOA, then these members must submit their personal information to the US Government. It is anticipated that the requirements will change
- There was a question about dues - 66 of 159 owners have currently paid dues this year. That has contributed to the increase in our Russellville bank account due to the Member

dues increase (\$18 to \$49), approved by Members on October 3<sup>rd</sup>, 2022, as well as the number of people who have paid dues.

- Over a period of time several board members have left due to moving out of the neighborhood. We need 3 elected Board of Directors members. The approximate time commitment for board positions are...

*President: 2-3 hours / month*

*VP: 1 – 1 ½ hours / month*

*Treasurer: 2 hours / month plus 8 hours during filing season*

*Secretary: 1.5 hours / month (taking meeting notes, posting on website, mailings)*

Ed Hayden, Jack Hume, and Toby Cromwell expressed an interest in joining the board.

Ed Hayden – is a 12-year resident of Russellville. Retired Air Force - interested in being President

Jack Hume - is a 5-year resident of Russellville. Interested in Vice President.

Toby Cromwell – is a 2-year Russellville resident. Interested in the Secretary position

Ed Hayden was voted in as President - 30 Yes, 0 Nay

Jack Hume was voted in as Vice-President - 30 Yes, 0 Nay

Toby Cromwell was voted in as Secretary - 29 Yes, 0 Nay

Joe Casasanta retained his position for Treasurer.

- Environmental Control Committee (ECC) Update - Ed Hayden provided an update - We could use more assistance in helping with the ECC. If you're interested in helping with the committee, please join. This committee ensures consistency amongst the neighborhood aesthetics and works closely with the Douglas County Planning Commission to ensure requirements amongst covenants are met. If someone is interested in being part of it, email [admin@rhpo.org](mailto:admin@rhpo.org).
- Social Committee Update - Amy Pfister & Rebecca Jennings shared updates for the community events. Dates have been established for 2025:

Russellville picnic - 9/7 - at the Proctor household

Hayride - 10/25 - Hayride

If you're interested in helping plan these events, please email Amy at [aimdaw@aol.com](mailto:aimdaw@aol.com)

- Neighborhood Binder and Directory Update - Rebecca Jennings provided an update about the community binder. New neighbors receive a binder to provide access to folks in the community. The binder includes by-laws and covenants as well as addresses, lot numbers, and current information.

- Development Updates - There is a lawsuit between Independence Water and the Franktown Coalition. The first ruling was against the FCC. Later, a second ruling came about that is currently under review. If you're interested in being involved in helping fight this development visit [www.savefranktown.com](http://www.savefranktown.com)
- Open discussions:
  - Lynne Bussard shared this site as a tool for looking into crime around the community: <https://communitycrimemap.com/>
  - Dennis Smith - shared the history of Russellville over the years including the paving of Tomichi, pine beetle infestation, fire mitigation, etc. There have always been and will continue to be major opportunities to come together as a community.
  - Kauffman / Jensen project update – Jack Hume provided an update regarding the potential plans for a 20-ish lot development accessible via Summit Road which is currently delayed with limited activity over the past six- (6) months. There is currently a lawsuit reviewing the ability to put an easement with access to Elbert County on the Jensen property (off Summit), which would be problematic for the Russellville community.
  - Ed Hayden reminded folks to drive slowly as wildlife in the community is quite active this time of year.

Meeting was adjourned at 7:31 p.m.