

RUSSELLVILLE HOMEOWNERS & PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes

Date: Monday August 3rd, 2026

Location: Hayden Residence

Attendees:

- Ed Hayden – President (EH)
- Joe Casasanta – Treasurer (JC)
- Carol Ann Lee - Director-at-Large (CL)
- Jacki Hayden – Director-at-Large (JH)

Call to Order:

The meeting was called to order at approximately 7:02 PM.

EH performed the Roll Call.

EH discussed the agenda for the meeting. Reminder that there was no Board Meeting held in July.

June 2026 Meeting's Minutes

The minutes from the June meeting are still pending and need of final approval. TC to provide meeting minutes.

Discussion Items:

1. Treasurers Report:

JC presented the financial statements for June and July 2026, and all were in order. JC additional comments:

- 69 Members have paid so far this fiscal year.
- Combined account balance is \$ 13,594.22.

ACTION: Treasury reports motion for approval by EH and seconded by JH and approved by the Board.

2. Russellville Rag Update:

- JH found a resource for free printing through the Arapahoe Library system. You can obtain up to 200 copies, at no cost, once a month. This is through an initiative by Arapahoe County.
- Ed, Jacki and Amy distributed the most recent issue by delivering to each mailbox.

3. ECC Updates:

- No actionable items this past month.
- Two- (2) emails received about questions from residents, with responses provided to each sender. Information only.

4. Neighborhood Dispute Update:

- EH and TC visited the residents at 2151 Tarryall to discuss neighborhood complaints.
- Discussions with Board members were held with one- (1) resident raising the complaint (s).
- It is understood that several neighbors were compiling a letter to be presented to Douglas County. It is the Board's understanding that the letter was delivered to DC Planning Department. No official word on if the letter has reviewed by the County or a response from the County has been received. Once feedback is provided by the County, the Board will review next steps and any actionable directions.

5. Douglas County Planning Commission Update:

- The Planning Commission had a meeting on July 20th, at the Hearing Room in Castle Rock, in regard to the Crowsnest proposed development. Due to the overwhelming attendance, the meeting was postponed to a future date. This date is not known at this time. The development is a rezoning of 745 acres from non-urban to urban which would allow for residential and commercial development.
- New Planning Commissioner was approved by the DC County Commissioners. His name is Luke Niforatos.

6. By-Laws Continuing edits and draft

- Board members to reengage to give input on RHPO By-laws for refresh.

Upcoming Community Events Calendar and Events

- Summer picnic is planned for Sunday, September 13th, from 12 – 3 pm at the Coggins.
- Annual HOA meeting targeted for October 8th, 2026 at 6:30 pm at the Firestation.
- Hayride is slated for October 24th, 2026, starting at 4:15pm.

Next Meeting:

The next Board meeting will be held on Monday, September 14th, 2026, 7:00pm at the Casasanta residence.

Adjournment:

The meeting was adjourned at approximately 7:45pm.