RUSSELLVILLE HOMEOWNERS & PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes

Date: Thursday, November 19th, 2026

Location: Pfister Residence

Attendees:

- Ed Hayden – President (EH)
- Jack Hume – Vice-President (JaH)
- Joe Casasanta – Treasurer (JC)
- Amy Pfister – Director-at-Large (AP)
- Carol Ann Lee - Director-at-Large (CL)
- Jacki Hayden – Director-at-Large (JH)

Call to Order:

The meeting was called to order at approximately 7:08 pm.

EH performed the Roll Call.

EH discussed the agenda for the meeting.

October 2026 Meeting's Minutes

The minutes from the October meeting are still pending and need of final approval. Toby C to provide meeting minutes before approval.

Discussion Items:

1. **Treasurers Report:**
   JC presented the financial statements for October 2026, and all were in order. JC additional comments:
   - 37 Members have paid so far this fiscal year.
   - Combined account balance is $ 114,806.33.

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

2. **Member concerns on neighborhood lots:**
   Reviewed member email on several neighborhood lots (11810 Caribou and 11706 Tomichi) which have excess cars and debris. Member asking the Board on action steps to improve these lots.

3. **ECC Updates:**
   - 10691 Tomichi had trash dumped into the rock / waterfall area. Two- (2) neighbors went to the home to discuss with the new Owners. After the discussion, a Board member spoke with Monty Cradduck at DougCo Erosion Control. A few days later, a dumpster was placed by the Owner and the area cleaned up. Monty arrived a day later after the debris was removed. Quick action by the Homeowner and neighbors to resolve this right away
   - Board can reach out to DougCo Code Compliance when more issues arise per Monty Cradduck.
   - ECC reviewed the new garage plans for 11008 Caribou and these plans were approved. Letter emailed to DougCo Planning by EH indicating approval.
   - No other items to review.

4. **HOA Letter to Members for Property Maintenance, Fire Safety and Covenant Compliance:**
   - As a follow-up from the October Annual Meeting discussion, JC presented a letter for review regarding the abovementioned issues that will be mailed out to all Homeowners as a first action step. The intent is to: 1) inform our neighbors that we will be looking to improve the lots that have excess debris, cars, property maintenance issues, etc. and 2) preliminary notice as follow-up letters will be mailed to individual Homeowners.
   - Letter reviewed and a few changes will be made. Board Voted 6 – 0 in favor of mailing out this letter. JC will update and send letter to the Board for final email approval. Letter will be mailed out after Thanksgiving.

5. **Newly created Greeting / Resource Committee:**
   - This committee is being formed with four- (4) neighbors. Start after the 1st of the new year.

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

- No dates at this time.

Next Meeting:

The next Board meeting will be held on Monday, January 11th, 2027, 7:00pm at the Hume residence.

Adjournment:

The meeting was adjourned at approximately 8:09 pm.