

# RUSSELLVILLE HOMEOWNERS & PROPERTY OWNERS ASSOCIATION

## Board Meeting Minutes

Date: Monday January 12, 2026

Location: Casasanta Residence

### Attendees:

- Ed Hayden – President (EH)
- Joe Casasanta – Treasurer (JC)
- Toby Cromwell – Secretary (TC)
- Jacki Hayden – Director-at-Large (JH)
- Carol Ann Lee - Director-at-Large (CL)
- Amy Pfister - Director-at-Large (AP)

### Call to Order:

The meeting was called to order at approximately 7:06 PM.

EH distributed the agenda for the meeting.

### Approval of the December 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. Treasurers Report

JC presented the financial statements for December 2025, and all were in order without any major adjustments to income or expenses RHPO. Please see attached monthly report. JC additional comments:

- Highest account balance for RHPO in JC's 22 years

#### 2. Fire Department address posts

Form is on the website, and we encourage members to the Franktown Fire Department directly for ordering.

#### 3. ECC Building Updates

EH to send a letter to Douglas County Planning that after several attempts to reach the homeowners, no response has been given to the RHPO ECC regarding building plans at 10538 Tomichi Drive, therefore, RHPO ECC does not approve any actions on this property until further input and discussions are provided to the HOA.

#### **4. Russellville Rag**

JH is working on the next edition of the newsletter.

#### **5. Traffic/Speeding**

We need to continue to discuss with Douglas County Sheriffs that we have huge concerns over speeding and traffic issues with respect to Russellville Rd and Tomichi Dr.

AP is going to contact the DCSO to see if one of the deputies will attend an RHPO meeting to discuss traffic, speeding, enforcement, etc.

TC is going to contact Douglas County to see if there are opportunities to have additional signage to deter speeding such as “driver feedback signs”, and other signage.

#### **6. By-Laws Continuing edits and draft**

Board members continue to give input to update RHPO By-laws.

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

- Semi-annual HOA meeting targeted for April 2026 (16<sup>th</sup> or 23<sup>rd</sup> proposed)

#### **Next Meeting:**

The next Board meeting will be held on Monday, March 9, 2026, 7:00 PM at the Hayden residence.

#### **Adjournment:**

The meeting was adjourned at approximately 8:10 PM.