

RUSSELLVILLE HOMEOWNERS & PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes

Date: Monday March 9, 2026

Location: Hayden Residence

Attendees:

- Ed Hayden – President (EH)
- Joe Casasanta – Treasurer (JC)
- Jack Hume – Vice President (JHu)
- Toby Cromwell – Secretary (TC)
- Jacki Hayden – Director-at-Large (JH)
- Carol Ann Lee - Director-at-Large (CL)
- Amy Pfister - Director-at-Large (AP)
- Leo Durrant – ECC Director (LD)

Call to Order:

The meeting was called to order at approximately 7:10 PM.

EH Birthday and ice cream cake was served by JH

EH performed the Roll Call.

EH distributed the agenda for the meeting.

Approval of the January 2026 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 February 2026, and all were in order without any major adjustments to income or expenses RHPO. Please see attached monthly report. JC additional comments:

- 40% of Members have paid so far
- Renewal of liability insurance policy

Treasury report was approved by the Board.

2. RHPO semiannual meeting

- Scheduled for 4/14/26 at the Franktown Fire Station at 6 pm

Agenda:

- Douglas County Sheriff representative
- Dodge House Fire
- EH will contact Ryan the Fireman, a resident in RHPO, to possibly provide any updates on the Dodge fire and fire danger (elevated drought conditions)
- Summer picnic discussion
- Paving Caribou by Douglas County (TC to contact Dan Roberts on timing)
- Traffic, Speed, Walkers, Wildlife (these conditions need to be observed by members/visitors at all times)
- Know your neighbors -Health, Fire, any Emergency, etc.

3. ECC Building Updates

Douglas County is ending their courtesy process of sending HOA's any building permits in the HOA's covered area. The only real remedy at this point is to periodically check to see if any permits have been filed from the county website.

4. Russellville Rag

JH is working on the next edition of the newsletter.

5. Franktown Town Hall discussion

Good to have county engagement for our HOA and the broader Franktown area.

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

- Semi-annual HOA meeting targeted for April 14, 2026
- Summer picnic slated for September 13, 2026

Next Meeting:

The next Board meeting will be held on Monday, April 6, 2026, 7:00 PM at the Pfister residence.

Adjournment:

The meeting was adjourned at approximately 8:20 PM.