



## Annual Meeting

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**Oct 22, 2019 / Convened at 7:07 PM / Franktown Fire Station**

(Meeting minutes recorded by Renata Hill)

### PRESENTERS

David Mannlein (President), Joe Casasanta (Treasurer), Ashley McCown (Director, Architectural Control Committee)

### ATTENDEES

Renata Hill (Vice President), Jacki Hayden (Director at Large), Dennis Smith (Director at Large), Patrick Turner (Director at Large), Rebecca Jennings (Directory Manager), 21 total Russellville Homeowners, 29 attendees.

### AGENDA

**Welcome (David Mannelein)**

**Introduction of Board Members & Committees (David)**

1. Recognized time and effort of all volunteers and introduce new Board members

- a. David Mannlein, President
  - b. Joe Casasanta, Treasurer (transitioned from VP position)
  - c. Renata Hill (new Vice President)
  - d. Pat Turner, Architectural Control Committee
  - e. Dennis Smith, Director at Large
  - f. Jacki Hayden, Director at Large
  - g. Ashley McCown, Architectural Control Committee
  - h. Rebecca Jennings, Directory
  - i. Social Committee
  - j. Other committee members and volunteers not present
2. Suggested formation of new Committees
- a. IT Committee to support website (<https://rhpo.org/>) that informs Community, realtors, potential homebuyers, nearby neighbors
    - i. Previous Homeowner hosted website on his computer, but moved; David selected new hosting service
    - ii. Outside people often ask for information that could be provided on the website
    - iii. No volunteers**
  - b. Directory Manager
    - i. Current manager, Rebecca Jennings, is stepping down
    - ii. No volunteers**
  - c. Other volunteer help would be appreciated
3. Discussion of term limits and extension of current Board's terms
- a. President's term extended another 2 years by Community vote**
  - b. Other Board members' verbally agreed to continue in their roles**

4. David suggested decreasing full Board meeting frequency and meeting more often by committee -- **no decision made or vote taken**

### **Role of Russellville HPOA Board (David)**

1. How can the Board serve you?
  - a. Would online/social media updates be preferable to meetings? (no decision made)
  - b. We have flexibility to change/update bylaws, other directives
  - c. We want to listen to our Community, to help where needed
2. Discussion by audience of quorum, giving notice to any bylaw changes
3. Mention of Operations Manual: details how the Board operates and serves the Community
4. Audience member: "Challenge is to create an HOA that provides value"
5. List of ways HOA currently provides value:
  - a. Facilitates permitting process and paperwork routing for new builds and lot improvements
  - b. Informs Community, realtors, buyers and sellers on covenants and bylaws
  - c. Initiates and manages Community activities
  - d. Preserves and protects Community atmosphere, rural way of life
  - e. Provides website as another information channel

### **Treasury Report and Budget Update (Joe Casasanta)**

1. Last year, Community requested budget info before agreeing to consider raising dues amount from \$18
  - a. Thanks to Joe Casasanta, we now have a working budget
  - b. Joe also provided Profit/Loss info
2. For 2019, only 48% of Community paid dues -- Net Loss was \$118.18

- a. For 2020, only 17% of Community have paid prior to tonight's mtg
  - b. If at least 70% of Community paid \$18 dues, we would not operate at a loss or need to raise dues
3. Ideas from audience on budgeting using current \$18 dues amount
- a. Make people pay to attend picnic; dues are subsidizing events that not everyone can attend
  - b. Carry the loss
  - c. Don't take political positions (e.g. Elizabeth town development)
  - d. Rescind liability and Board insurance
  - e. Make dues mandatory
  - f. Create more value for those who do pay their dues; also creates incentive
4. We need to be fiscally responsible; current practices are unsustainable
5. David proposed raising dues to \$49 based on budget requirements
- a. Special meeting can be called within the next 6 mos for further discussion**
  - b. We must have funds necessary to cover insurance, fees, mailings AND fund special interests or projects, like beetle and fire mitigation

### **Architectural Control Committee Purpose and Activities (Ashley McCown)**

1. Members: Ashley McCown, Pat Turner, Leo Durrant, Ed Hayden
2. Purpose: Liaise between county and Community
  - a. Facilitate paperwork routing
  - b. Meet with county zoning and planning officials
  - c. Help maintain good relationship with Douglas County
3. Current Goal: Add 2nd sign at 2nd Neighborhood entrance

- a. County approval acquired; DougCo will lease us the right to erect a sign
  - b. We need to specify size, other parameters
  - c. We need a vendor who can duplicate current sign
    - i. Audience member suggested **advertising on local maker online forums**
4. Ashley is point person for this committee; address all questions and concerns to her

### **Discussion of Updated Bylaws (Joe)**

1. Jacki Hayden and Joe cleaned up document, improved consistency and succinctness
2. David wants to alert Community and implement these changes

### **Board Involvement in Conflict Resolution (David)**

1. Infringed Homeowners often reach out to President asking, “What are you going to do about ‘X’ problem?”
2. In response, David created written guidelines which he read to the audience and will place in the Operations Manual
3. Summary: Board will not get involved in legal disputes, but will
  - a. Encourage de-escalation through communication
  - b. Facilitate communication between parties as needed
  - c. Provide documentation regarding observed covenant violations that may be used by infringed Homeowner in litigation

### **Development and the Future of Our Community (Open Discussion)**

1. David indicated that it’s very important for the Community to keep decision-making capability within our Community
  - a. If decision-making is left to politicians and/or bureaucrats, the results will be less beneficial to us

- b. If we don't make our own decisions, they will be made for us!
2. Audience member mentioned that the Save Franktown coalition endorsed a County Commissioner and shouldn't have; they're working against development in Elizabeth
3. Joe said Board made a financial contribution on 1 issue to preserve our rural environment/atmosphere

### **Around the Neighborhood (Open Discussion)**

1. Thank you to the Coggins' for hosting picnic and to everyone who helped!
2. DougCO fire mitigation program ends this Sat., 10/26
3. Russellville FB page should be for Russellville residents only
4. Hayride is this Sat., 10/26; let's be cautious about road usage and driving behavior because they're DougCo roads and we don't have a praade permit
5. Homeowners acquiring their own water rights
  - a. **Further research and discussion warranted**
  - b. Audience member would like to help (man with white beard)
6. Community decided we should invite renters to participate in activities

### **ACTION ITEMS**

- 1. Research acquisition of Russellville Property Owner water rights**
- 2. Call a special meeting within the next 6 months re raising dues to \$49**
- 3. Advertise on local maker forums for someone to duplicate Russellville sign for 2nd entrance**

**Meeting adjourned at 8:47pm**

