

RUSSELLVILLE HOMEOWNERS & PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes

Date: Monday December 8, 2025

Location: Hume Residence

Attendees:

- Ed Hayden – President (EH)
- Jack Hume – Vice President (JHu)
- 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)
- Leo Durrant – ECC Member (LD)

Call to Order:

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

We did not hold a November meeting because of schedules.

Leo Durrant from the ECC attended the meeting to add context to ECC submittals and issues

Approval of the October 2025 Meeting's Minutes

The minutes from the previous meeting were approved by the voting members. Those minutes were posted to the Russellville website.

Ratification of email vote for 2 new Directors-at-Large

We approved in person the email vote to bring on 2 new Board members that were left vacant from Mark Passarini and Dennis Smith resignations. We welcomed Carol Ann Lee and Amy Pfister to the RPHO Board. Existing Board members are excited to have more new faces and great engagement from additional concerned members.

Discussion Items:

1. Treasurers Report

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

- 52 paid members so far
- Filed annual Sec of State Certificate of Fact of Good Standing with CO

- State and Federal Taxes up next on the to-do's
- Currently unable to process payments on website. We believe it is a PayPal connectivity issue

2. Fire Department address posts

Orders are still coming in and we encourage members to fill of the form directly with the Franktown Fire Department.

3. ECC Building permits and other items

There are several ECC submittals currently in process.

We continue to need to document at RPHO that clearly state our position on approval/disapproval for ECC and could be held at Secretary's files. ECC needs to continue to present to the Board for final approval of any submittals and we agreed that there needs to be a monthly Board agenda item to review any submittals.

We discussed the complaint that was made to the Fire Department regarding the Garners and their activities on Tarryall. We agreed this is more of a Douglas County issue than a RHPO covenant issues.

4. Neighborhood Watch and Wellness Checks

Many Board members are excited to get more involved and create a more formal program. More to come there.

5. Traffic/Speeding

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

Upcoming Community Events Calendar and Events

- Wellness Checks – Supporting elderly residents
- Meeting Frequency – Monthly board meetings going forward
- Annual HOA meeting minutes are posted to the website

Next Meeting:

The next Board meeting will be held on Monday, January 12, 2025, 7:00 PM at the Casasanta residence.

Adjournment:

The meeting was adjourned at approximately 8:33 PM.