RBP Board meeting

2/12/25 6:00PM

Dave Dicks
Kent Smith
Rich Kremer
Lora Reinholz

Agenda:

1. **Survey results**

    a. Voting –one household for RBP votes and one per household on the board
    b. Tree row – split – leave as-is and require homeowner to maintain
    c. Social – no conclusive results as to month, day of the week, or type of event

    Discussion:
    Tree row – bring up at next meeting – see if we can get a majority (Dave Dicks)

    Event - Sue will set up the month and date of events:
        Progressive event in June
        Restaurant in winter

2. **Easement for LaLonde driveway on the south side of RBD.**

    a. A 20’ driveway easement on the south side of RBD only appears on a survey – not found in bylaws or other documents
    b. LL has been clearing land outside the 20’ easement
    c. What is he really permitted to do? What is forbidden? Who is responsible?
    d. Is it time to hire an attorney to get clarification?
    e. Decision: OK to spend up to $3000 to get answers. If the cost is higher, we will discuss it as a board.
    f. Concerns include:
        i. What do we need to do to protect ourselves?
        ii. What exactly does the easement include? (we believe it is a 20’ driveway)
        iii. Does LL need to get permission from RBP to take any action on the easement?
        iv. Can he pave it?
        v. How will it be maintained?
        vi. Who is responsible?
        vii. What are RBP responsibilities?
        viii. Do we need any insurance coverage to protect ourselves with the easement?
        ix. What is our recourse if he goes outside bounds?
        x. Does the discussion on page 24 of docs about easements relate to this easement (or only common areas or tree row)?
        xi. Is a title search required?

    Discussion:
    Rich relayed recent history:
    - Survey markets (stakes) were taken down in 2024. Recently added back by LL.
    - LL recently painted lines across his property - where his property ends.

    Rich has researched records at city hall and the county
    Condo docs page 24 – our rights over the easements. *(QUESTION: is this for all easements or for common areas?)*
    We can make up the rules for common areas.

    We need to show this to an attorney – get them decide if we need to do a title search.
    If they don’t think so – can we make up rules
    - Maintenance and more
    - If we can prohibit anyone from being on our property

Kent – yes. We should hire an attorney. How much to include in the budget?
Include a line item for attorney in operating budget – 2024 amount is blank

Rich identified estimated costs from2022 or so:
$1000 for a title search
Atty Gallo – upfront search about $1000.
His hourly fee was about $400 per hour.

No dispute that driveway easement exists on survey. Need to know specifics.Per city, he cannot connect driveways.

LORA – call Gallo on Thursday

3. **Schedule RPB meeting**

    a. Wednesday March 19 @ 6:30PM
    b. Agenda items
        a. Survey results re:
            i. Voting – clarification, not change to bylaws
            ii. tree row – additional discussion requested.
                1. Need to update bylaws? Or general understanding?
        b. Quarterly fees
            i. → Kent to provide numbers to RBP Board for discussion and approval of fees (via email) prior to 3/19/25 meeting
        c. Board open positions
        d. Restoration of land south of RBD (north of LL property)
        e. Other items?

4. **Other items**

a. Front entry seems very dark, especially from the west (David D and Kent)
b. → Lora volunteered Paul to investigate.
c. May become a meeting agenda item

Dave Dicks– this is his last meeting → thank you for your service with the RBP board!

Meeting adjourned at 6:30PM.