

**RVRMA EXECUTIVE BOARD**  
**Record of Proceedings**  
**Regular Monthly Meeting**  
**Wednesday, July 25, 2018, 5:30pm**  
**The Ranch House Meeting Room**

A regular meeting of the Executive Board Members of the River Valley Ranch Master Association, in the county of Garfield, State of Colorado was held on Wednesday, July 25, 2018 at 444 River Valley Ranch Drive, Carbondale, Colorado, CO 81623 with the following people present:

**Executive Board of Directors**

Scott Darling, President  
Yvonne Perry, Vice-President  
Leslie Marcus, Secretary  
Ron Rouse, Director-at-Large  
Gary Schalla, Director-at-Large

**Management Representatives**

Sterling Page, General Manager  
Kendra Ford, Community Services Manager  
Brenda Boas, Accounting  
Jessica Hennessey, Member Services

**Homeowner Attendees**

Jack Mikaloff  
Laura Hansen  
Gary Lesser  
Sarah Murr  
Dan Walsh  
Dick Hart

**Call to Order**

RVR Executive Board President, Scott Darling, called the meeting to order at 5:30 pm. A quorum was established.

**Approval of Agenda**

Directors Yvonne Perry and Ron Rouse moved and seconded to approve the agenda. The motion passed unanimously.

**Consent Agenda**

Directors Ron Rouse and Gary Schalla moved and seconded the adoption of the meeting's consent agenda and to approve the Board Meeting minutes of June 27, 2018. The motion passed unanimously.

**Public Comment**

Jack Mackiloff is concerned about enforcement of covenants and compliance related to such things as trampolines, boats, and trailers.

Scott addressed this concern and acknowledging the Board is aware and is trying to fine tune the process to make it something that can be managed. He also noted there has been a lot of unplanned events in the last few

months which have taken priority. He furthered explained there has been discussion around putting a permit type of system in place for things such as trailers, boats, campers etc.. Where a permit is issued for the set amount of days, where it gets parked and when it must move.

Sterling Page noted the trampolines will all come down in the winter and only those approved and permitted will be able to get back up.

Laura Hansen requested the opportunity to look at the options for the fence around the settling pond. She was assured the designs under consideration will be displayed for review and this may still be a few months out.

Scott Darling expressed an exquisite thank you to Jules and the staff for an excellent July 4<sup>th</sup> Jubilee. It was well run and well maintained, and he has heard only good compliments and comments. Leslie Marcus noted there have been some owners who had hoped the event would have been open to more people because some were turned away. Kendra Ford explained the only people who were turned away were those who did not RSVP. There was an RSVP deadline and we kept a wait list and staff called owners on the wait list when others cancelled. So, there was a diligent effort to make it happen for those who had been in touch and wanted to attend. However, there is a cutoff date for the caterer, so we had to give them our RSVP numbers a certain amount of days prior to the event. The reason people were turned away at the door who did not RSVP at all, is because there was no way to determine who should or shouldn't be allowed in at that point, so we had to stay within the boundaries of you only get in if you RSVP'd. This was the first year in many to do this and we will make some adjustments for next year but will most likely follow a similar process.

#### Announcements

- **Art Installation** – Frosty Merriott is the Artist for June and July
- **July 28<sup>th</sup>**- Frosty Merriott Art Opening
- **August 14<sup>th</sup>** – Happy Hour Conversation with Sterling and Kendra
- **August 18<sup>th</sup>** – Dive in Movie
- **August 22<sup>nd</sup>** – Board Meeting

#### Committee Reports

- Design Review Committee Meeting
  - **DRC Meeting** – August 2nd
  - **DRC Meeting** – August 16th

#### Staff Report

##### General Update

As we are more than half way through the summer season we look back at our some of our wonderful events and anticipate those we still have ahead of us. We are so grateful to our staff for continuing to support us and our community in these moments. The July 4<sup>th</sup> Jubilee was a beautiful evening with about 250 in attendance and a tremendous amount of hard work from both or regular staff and our summer staff and we are incredibly proud of them and their efforts. We know they will continue to do the same as we move forward with quite a few more to enjoy towards the end of our lively summer season.

## Member Services

- **Art** –We will be holding an art opening evening for Frosty Merriott on July 28<sup>th</sup>.
- **Programming**
  - July 28<sup>th</sup>** – Art Opening and Wine
  - August 11<sup>th</sup>** – Teen Back to School Night at the Pool (TBD and details to follow)
  - August 14<sup>th</sup>** – An evening of conversation with General Manager Sterling Page and Community Services Kendra Ford.
  - August 18<sup>th</sup>** – Kids Dive in Movie Night
  - August 25<sup>th</sup>** - Adult Night Out at the Pool (TBD and details to follow)
- **Snack Shack** – The summer sales continue to be up from past years and our Pan and Fork food items have been well received by all who have visited the Snack Shack. The offerings continue to evolve as we listen to request and feedback.
- **Pool**- The pool schedule will be a little different this year with an early start to school by at least a week. The week of August 13<sup>th</sup> will be our last full week of lifeguards on duty during the week and significant pool activity. The pool will be staffed on weekends through Labor Day. We will then continue to keep the pool open and available to everyone without lifeguards into September until “the leaves fall” it seems to be an appropriate time to close. We want to keep this as a recreation option for everyone into the early fall we just cannot have it staffed once the school season is in full swing. We will send notices out via our weekly newsletter with all the necessary dates and updates in August as they get closer.

## Design Review Committee Report for July 2018

The first DRC meeting of July did not have any applicants as it landed on July 5<sup>th</sup> so the holiday created a bit of a challenge to most. We just had one DRC meeting on July 19<sup>th</sup>. There are many applicants on the agenda for the two August meetings. We have continued to have a steady stream of Administrative Review applications reflective of quite a few home improvements, landscape additions and removals and roofing upgrades.

### **Lot: Z-26**

**Owner: Limacher**

**Review Type: Preliminary**

### **Lot: X-07**

**Owner: Carrese**

**Review Type: Final**

## Operational Report

Sterling Page noted the pumps for the slide have been replaced. The building they are housed in was not set up with a sump pump and the motors on the pumps were under water. A hole was cut in the concrete floor and sump pump was installed to mitigate any future malfunctions.

About water, Sterling gave an example of where we are at today. Normally the water runs by the fish hatchery at about 290 CFS (today's date a year ago). Today it is running at 10 CFS. We have started to cut water back by shutting the timers down about 10% a week. As of this meeting the sprinkler are at 70 % and each week it will be turned back 10% more. Sterling, Yvonne and Leslie have a meeting tomorrow with Chad from the golf course to come up with strategies around water usage and sharing as the water supply diminishes.

Painting in the Settlement neighborhoods is complete. The painting in Old Town will start the early part of August.

Our RVR guys are working on tree pruning around the community daily.

## Old Business

- **Audit**

The Audit was formally approved at the last meeting and it was expected at the time that it would start this summer. However, due to timing and when the auditor is available this will now start in November.

## New Business

### New Business

- **Board Officers**

Ron Rouse noted the officer approval is an annual process.

The following was moved and seconded by Directors Leslie Marcus and Ron Rouse. The motion passed unanimously.

**Motion A:** Resolved, that the RVRMA Executive Board approves the Draft Motion A as presented. The RVRMA Board Officers for 2018-2019 are; Yvonne Perry President, Ron Rouse Vice President, Leslie Marcus -Secretary, Todd Richmond, Treasurer, Gary Schalla, Director at Large.

- **Golf Course Committee**

Scott Darling expressed that there was a tremendous show of qualified applicants who expressed interest in being on the committee. The intention in the selection was to cut across golfing, non-golfing, legal, land , AVL T , attorneys and people who have gone through this before.

The following **Motion B** was moved and seconded by Directors Scott Darling and Gary Schalla. The motion passed unanimously.

**Motion B:** Resolved, that the RVRMA Executive Board approves the Draft Motion B as presented to designate the following as members of the golf course subcommittee. Gary Lesser, Brian Leasure, Paul Perry, Jeff Davlyn, Bob Emerson and Michelle Hageman.

The following **Motion C** was moved and seconded by Directors Scott Darling and Yvonne Perry. The motion passed unanimously.

**Motion C:** Resolved, that the RVRMA Executive Board approves the Draft Motion C as presented to designate Ron Rouse and Leslie Marcus as the Board representatives to the Golf Course Committee.

The first Golf Course committee meeting will be held this Sunday, July 29<sup>th</sup> at 3pm.

- **Water Usage and Availability**

This will be something the Board will be tracking and updating.

Leslie noted there may be a gate which is not functioning properly in one of the ditches on the Bailey property and they have asked the Town about it but the Town has not worked on it yet and RVR may want to look into this for RVR benefits as well.

## Adjourn

It was moved and seconded to adjourn the meeting. The meeting was adjourned at 6:02 pm.