

RVRMA EXECUTIVE BOARD
Record of Proceedings
Regular Monthly Meeting
Wednesday, October 24, 2018, 5:30 p.m.
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, October 24, 2018 at 444 River Valley Ranch Drive, Carbondale, Colorado, CO 81623 with the following people present:

Executive Board of Directors

Leslie Marcus, Secretary
Todd Richmond, Treasurer
Gary Lesser, Director-at-Large
Gary Schalla, Director-at-Large
Ben Johnston, Director-at-Large

Management Representatives

Sterling Page, General Manager
Kendra Ford, Community Services Manager
James Maguire, Accounting

Homeowner Attendees

Steve Laverty

Call to Order

RVRMA Executive Board Secretary Leslie Marcus called the meeting to order at 5:30 pm. A quorum was established.

Approval of Agenda

Directors Ben Johnston and Gary Schalla moved and seconded to approve the meeting's consent agenda. The motion passed unanimously.

Approval of Minutes

Directors Gary Schalla and Gary Lesser moved and seconded the adoption of the Board Meeting minutes of September 26, 2018. The motion passed unanimously.

Public Comment

- There was no public comment

Announcements

- **DRC Meetings:** November 1 and 15
- **Daylight Savings Weekend Hours:** starting November 4, weekend hours are 9 am-7 pm
- **Budget Packet and Ballot available:** November 6
- **Budget Packet and Ballot mail out:** November 16
- **Executive Board Meeting:** November 14
- **Art Opening for Susan and Marshall Olson:** November 16
- **RVRMA Holiday Party:** December 8
- **RVRMA Annual Meeting:** December 19

Committee Reports

- Design Review Committee Meeting
 - **DRC Meeting:** October 4
 - **DRC Meeting:** October 18
- The DRC is continuing to get inquiries regarding new construction projects for preliminary review. Quite a few lots have sold over the past few months to owners who will be looking to build during this coming year. There have been four pre-construction meetings in the past month for recent applicants who have started the building process.

DRC Review

Lot: K-5

Review Type: First and Second Preliminary Reviews

Lot: H-07

Review Type: Revisions to Landscape

Pre-Construction

53 Crystal Canyon (Lot K10)

40 Patterson Drive (Lot X07)

171 Sopris Mesa (Lot Y03)

432 Crystal Canyon (Lot Z26)

Ranch House Update- Kendra Ford

Considering this is generally the “quiet time” around the Ranch House, we’ve been thrilled to have so much activity and energy here during the month of October. The Chili Valley Ranch Cook-off had an incredible turnout of willing participants in cooking, tasting, and judging. It was a beautiful afternoon with delicious chili, fantastic bluegrass music, smores at the firepit, and college football-viewing in the great room. Truly a perfect fall day event!

There was also the New Owners’ Happy Hour evening, which had about 40 in attendance. There was a span of “new” owners who have been here for almost a year while others were new to RVR that very day! It was such a pleasure to spend time with so many we have never met before – hearing their stories and learning about how they landed in River Valley Ranch — and to watch new neighbors connect with each other during the evening. This was such an enjoyable event for all of us, and we are already looking forward to the next one! We plan to continue with our general Happy Hour Conversation evenings in January after the busy holidays.

We are also excited about the shift in our Fitness Schedule for the next few months. We will be using the newsletter, fliers, and separate email blasts to get the word out, letting members know we will now be offering classes at 6 p.m. every night, Monday through Thursday. These evenings will include yoga classes and ski conditioning classes -- perfect for this time of year! There will be a stretch and restorative yoga class on Sunday evenings, which is an ideal way to wind down, especially now that it’s getting dark outside earlier. For a few evenings in November, there will be introductory Soo Bak Do class for kids to see what the interest level is. There are more additions and changes coming to the fitness schedule, and all will be reflected on the published calendars.

MEMBER SERVICES

Art

Susan and Marshall Olsen are our artists for October and November.

Programming

November 4: Daylight Saving Time ends on a Sunday. The Ranch House weekend hours will be 8 a.m.-7 p.m.

November 14: Executive Board Meeting

November 16: Art Opening for Susan and Marshall Olson

Important December Dates

December 8: RVR Holiday Party

December 19: Annual Meeting

Communications

There will be a notice in the budget packet requesting owners to provide email addresses if they do not currently receive our electronic communications. Electronic communications (weekly newsletters and individual email blasts) are the primary way we reach our RVR community, so it is essential to have every owner signed up to receive these. To sign up for email communications, please send a note to Jessica Hennessey at memberservices@rvrcommunity.com.

The RVR staff continue to work closely with the Board and the Golf Advisory Committee to keep the RVR Community informed about the golf course, via email announcements and a dedicated area on the website.

Operational and Facilities Update- Sterling Page

Operational and Facilities Update

The irrigation blowouts were completed today.

There are various street lights which are out around the community and XCEL will not replace the bulbs in them. The reason for this has yet to be determined. What we do know is the RVRMA put the light poles in and the Town of Carbondale pays the light bill. It appears to be Town of Carbondale Public Works responsibility to make sure there are working public street lights in RVR and the Town is not seeming to be willing to manage them, so we are attempting to resolve this issue with the Town and get the lights fixed.

The Old Town Annual Meeting was held on October 17th. There were 13 owners in attendance.

Old Business

- **Golf Course Update by Gary Lesser, Golf Advisory Committee Chair**

Gary Lesser noted the weekly communications regarding golf seems to have provided some level of satisfaction to owners, based upon the low attendance and minimal questions at monthly Board meetings. He said there's little he could add to what already been communicated to homeowners each week in the "Golf Update."

But he said the most important upcoming milestone is the Golf Advisory Committee and the Board's meeting scheduled the first week in November with the buyer. The golf course is scheduled to close around November 15th. The goal for the meeting is to try to better understand what the buyer's intentions are for the golf course and what kind of relationship they want with the RVRMA.

New Business

- **Old Town Meeting**

Sterling Page provided a summary of what was discussed at the Old Town Annual meeting:

The Old Town advisory committee requested a change in the type of fertilizer that is used and would like to see something organic as part of the lawn care. The options and cost will be explored and presented to them.

There is a concern raised about the speed of drivers in Old Town and some options available to mitigate this issue. Sterling is going to talk to the Town of Carbondale to discuss some possible remedies.

Maintenance of the fence around the perimeter of the community is a question we are trying to get a definitive answer to this winter.

The Old Town 2019 operations budget will increase by \$2 and the painting reserve will increase by \$5.

- **2019 River Valley Ranch Master Association (RVRMA) Budget**

Leslie Marcus acknowledged the time and effort put towards the 2019 budget by Sterling and Todd over the course of the past few months.

Todd Richmond shared the RVRMA 2018 Budget will have a positive ending balance of approximately \$50,000 which will be credited to the Capital Reserve.

The proposal for the 2019 RVRMA Budget is an increase of \$10 to the Capital Reserve budget and a \$5 increase to the Operating budget for a total of a \$15 monthly increase, which is the first increase in four years. Capital expenses are projected to increase next year and the following year.

Old Town's special services budget will increase by \$2 for the operational and \$5 for the painting reserve. With a total increase of \$7 per month.

The Settlement's special services budget is forecasted to remain flat.

Motion A: Resolved that the RVRMA Executive Board approves and adopts the 2019 RVRMA Operating Budget and Old Town and Settlement Special Services Budgets.

Motion A was moved and second by Executive Board Treasurer Todd Richmond and Director Ben Johnston. Executive Board President Yvonne Perry voted by proxy. The vote passed unanimously.

Kendra Ford presented the process for the budget and ballot package preparation and mailing schedule. The schedule will be as follows:

- a. October 24: Board Adopts Budget
- b. November 6 : estimated date to have the budget packets available for RVR owner pick up.
- c. November 16: remaining ballots will be mailed out.
- d. December 17 at 5 pm: deadline for ballots to be returned.

Motion B: Resolved to approve Budget and Ballot package preparation and mailing scheduled as presented.

Motion B was moved and seconded by Directors Ben Johnston and Gary Lesser.

Adjourn

It was moved and seconded to adjourn the meeting. The meeting was adjourned at 6:03 p.m.

Executive Session

The Board entered Executive Session at 6:05p.m.. The Board returned from Executive Session at 6:45 p.m.