

2014 OLD TOWN ANNUAL MEETING
Record of Proceedings
Tuesday, September 30, 2014, 7:00pm
The Ranch House Meeting Room

The Old Town Annual Meeting was held on Tuesday, September 30, 2014 at 444 River Valley Ranch Drive, Carbondale, Colorado 81623.

Attendees: Ken and Karen Harrington; Kathryn Rooney, Brian Keleher, Rob Morey, Dave Gensch, Wolf and Nancy Gensch

Welcome and Introductions

The 2014 Old Town Annual Meeting was brought to order at 7:00 pm. Executive Director Ian Hause welcomed all the attendees and thanked them for their attendance. Ian introduced members of the RVR Staff: Suzie Matthews, Director of Finance; and Pam Britton, DRC Administrator. Ian also introduced the Old Town Advisory Committee (OTAC) Members present Kathryn Rooney and Brian Keleher.

2014 Old Town Advisory Committee

The current members of the OTAC agreed to continue their service on the committee for the upcoming year. The 2015 Old Town Advisory Committee is as follows:

Chair – Todd Richmond
Board Liaison – Todd Richmond
Members – Brian Keleher, Kathryn Rooney, Greg Bovee

Ian suggested that OTAC may want to have a fifth member and invited attendees to let him know if they have interest. **Subsequent to the meeting, Old Town resident Karen Harrington volunteered to serve on the Old Town Advisory Committee.**

Financial Overview/Preliminary 2014 Operations Budget

RVRMA Director of Finance and Administration, Suzie Matthews, provided a financial overview for Old Town, notably:

- Old Town is currently **appropriately** reserved and in good financial condition
- The 2015 Operating Budget is projected to remain the same as the 2014 budget for specific Old Town **Services**
- The contribution to the Painting Reserve fund will increase by \$5 per unit, per month
- The Financial Packet provided at the meeting included and Operations budget with the ETC (Estimated to Complete) figures for all line items. Based on this, Old Town is expected to come in under budget for the year. Any surplus will be rolled into the Painting Reserve.

Services Report Card

Ian reviewed the status of Old Town services including Irrigation water supply, operation and services, turf grass maintenance, snow removal, trash collection, and the paint program. Comments and action items from the conversation included:

- Irrigation Services
 - Goal of reducing water usage by 20% through more effective management of watering practices.
 - Chris indicated that there were times when his irrigation system would come on during the hottest part of the day. He suggested we try to regulate the timing to avoid that if possible.
 - Ken Harrington indicated that he felt that the current amount of watering is 'generous'.
 - Ian indicated that the Association is working on separating our irrigation system control from golf's. That would enable us have more control over watering.
 - Rob is there any way for OT residents to reduce the Repairs/Maintenance cost through better management of their systems (e.g. not driving over the sprinkler heads). Ian indicated that if watering is reduced, that could have an impact in the life of irrigation parts.
 - The Association has been in the process of moving from a 4" to a 6" pop-up sprinkler heads. The larger sprayer will enable the system to be more efficient.
 - Kathryn pointed out that the landscaping has over grown in some parts of Old Town which reduces staff ability to access and repair the irrigation system.

- Turf Grass Mow and Blow
 - Four Seasons has not done a very good job of aeration. It has been somewhat difficult to get a larger piece of equipment into OT to do the aerating. Ian has advised Ted Kelley of Four Seasons that the turf need to be plugged to create a deeper and more effective aeration process.
 - Rob Morey raised the issue of Four Seasons mowing over the tree mulch rings, damaging tree roots and tearing up the mulch. Ian stated that he had advised Four Seasons that they need to correct this procedure and string trim rather than mowing tightly to the trees.

- Snow Removal
 - We are proposing the same snow removal protocol for 2015 as we had in 2014. The pricing will stay the same. Ian reviewed the process of determining whether the snow removal process would be initiated at a given snowfall.
 - Ian indicated that one of the bigger challenges is coordinating snow removal with the Town of Carbondale. What effectively happens is that we do our plowing per our protocol. And then TOC comes through to plow the streets and pushes up snow into people's driveways. In addition, they have some new equipment operators that create damage to the sod, and chip and seal, and some vegetation.

- Trash Collection
 - The results of the recent survey indicated that 80% of RVR Owners would prefer to have a single hauler on a single day of the week during a single time window.
 - Ian indicated that the RFP Committee (Ian, Todd Richmond, and Ron Rouse) are close to completing and issuing the RFP.
 - We are **considering** that collection be on Tuesdays between 8:30am – 3:00pm.

- Proposals will be reviewed by the Selection Committee. Applications are still being taken for members of the Selection Committee.
 - Ian indicated that we hope the bid process will be concluded and the contract awarded. And the new service would launch around April 1st. This will allow the new providers to obtain and additional trash carts needed and allow residents to complete **any contractual relationship** with their existing providers.
 - Part of this effort is to reduce the negative impacts on our local wildlife that excessive trash containers can cause. By having a single pick-up day, it also helps staff to make sure all residents are staying compliant with the trash window of 6:00am – 8:00pm. **Most importantly, it will reduce truck traffic.**
 - Participants expressed some concerns about staff's ability to handle the trash collection billing. Ian and Suzie indicated that we have put some thought into how staff would handle this added task.
- House Painting
 - Ian provided an overview of the current status of painting in Old Town.
 - Ian **and OTAC Chair, Todd Richmond, did** a walk through with the OT painter. The paint being used is performing outstandingly well and we anticipate being able to get 10 years of life from each paint job.
 - In year's past, it appeared that we were well to over-reserved for painting. However, part of that was due to **maintenance budget excess funds being applied to the painting reserve.**
 - This year, we are recommending a \$5 per month per unit increase in the painting reserve. Staff and the OTAC are keeping a close eye on managing painting in Old Town so that necessary reserves are being collected.
 - The goal is to get all painting on a 10-year cycle so that each home including the porch and lattice are painted every 10-years. In addition, the plan is to provide a gallon of paint to each owner to do their own touch up as desired.
 - Ian indicated that an allowance of \$750 is in place for repair/replacement of wood that needs to be addressed prior to being painted. This has improved efficiency and effectiveness for the painter and the homeowners.
- Rob Morey expressed a concern about the amount of dues that OT members are paying...it is approaching \$400/month. There is concern that this may begin affecting the salability of homes in Old Town. Rob expressed that this is an over-all issue for the Master Association and wanted to express that he wants us to be aware that the monthly dues, although good value, are a significant hit for the young families and others that live in Old Town.
- Old Town Landscaping
 - Historically, some inappropriate plant species were installed in Old Town, too close to the houses;
 - The landscaping was placed in such a way that the irrigation water back sprays on the houses, affecting the home painting we all pay for;
 - We also have an old irrigation system that pumps out more water than our plants need;
 - The Board and Ranch house staff would like to support us in developing landscaping guidelines, so that our planting beds quality will improve;
 - There are also visibility in the right-of-ways issues
 - The over planting also create problems during painting and for irrigation access

- We think that cleaning up the existing landscaping will cause the houses to ‘pop’ and look more attractive.
- Kathryn will be preparing a proposed protocol for landscaping practices in Old Town; including the replacement of the large volume irrigation sprayers with a drip system and plant removal. Staff will assist in conducting a survey regarding the proposed protocol in order to let Old Town residents a chance to weigh in, once Kathryn has completed the initial work.
- A question was raised about the cedar slat fence. Generally those type of fences are not painted because they tend to perform best as an unstained/unpainted fence. The original design intent was to have a ranch-y/western fence look.
- Ian indicated that it is important for issues of concern to be brought by community members to the OTAC. The OTAC can address what is in their purview and bring to the RVRMA issues that need to be addressed at that level.
- A question was raised about campers and similar vehicles being parked regularly/continually in Old Town. Ian referenced the rules related to parking campers at one’s home and stated that he would contact those in violation of those standards.

Questions and Answers

Adjourn

The meeting adjourned at 8:18 pm.