

RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MONTHLY MEETING

**Wednesday, January 23, 2019, 5:30 p.m.
The Ranch House Meeting Room**

Executive Board of Directors

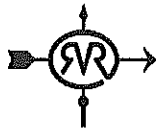
Yvonne Perry, President
Leslie Marcus, Secretary
Todd Richmond, Treasurer
Gary Lesser, Director
Ben Johnston, Director
Gary Harada, Director

Management Attendees

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

Homeowner Attendees

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- I. Call to Order- Establish Quorum**
 - II. Approval of the Consent Agenda**
 - Approval of Consent Agenda
 - III. Approval of the Minutes**
 - Approval of meeting minutes of the regular Board meeting, held on December 19, 2018.
 - Approval of Annual meeting minutes, held on December 19, 2018.
 - IV. Public Comment**
 - V. Announcements**
 - Music in the Round every 2nd and 4th Tuesday of the month
 - January 30- Women's Health Talk with Valley View Panel
 - February 1- Kids Movie Night
 - February 7- Great Decision 8-week series begins
 - February 10- Kids Valentines Prints Charming afternoon craft
 - February 10- Poker Night
 - VI. Management Update**
 - Ranch House Report-Kendra Ford
 - Operational Report- Sterling Page
 - Finance Report- James McGuire



RIVER VALLEY RANCH

VII. Old Business

- Violation and fine schedule discussion
- Short term vacation rentals
- 1% lot ownerships and memberships
- Golf Update: release of Billy Casper Golf Report

VIII. New Business

- Approval of DHM Open Space Contract and Cost
- Guidelines around secretarial support at Ranch House
- Water Management Plan
- D&O Insurance renewals
- Amendment to DRC Guidelines re construction hours
- Passing of Board Vice President Ron Rouse and open seat

IX. Adjourn

X. Executive Session

RVRMA EXECUTIVE BOARD
Record of Proceedings
Regular Monthly Meeting
Wednesday, December 19, 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, December 19, 2018 at 444 River Valley Ranch Drive, Carbondale, Colorado, CO 81623 with the following people present:

Executive Board of Directors

Yvonne Perry, President
Leslie Marcus, Secretary
Todd Richmond, Treasurer
Gary Lesser, Director-at-Large

Management Representatives

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

Homeowner Attendees

Call to Order

RVR Executive Board President, Yvonne Perry, called the meeting to order at 5:30 p.m. A quorum was established.

Approval of Agenda

Director Gary Lesser and Secretary Leslie Marcus moved and seconded to approve the agenda. The motion passed unanimously.

Consent Agenda

Director Gary Lesser and Treasurer Todd Richmond moved and seconded the adoption of the Board Meeting minutes of November 14, 2018. The motion passed unanimously.

Public Comment

No public comment.

Announcements

Ranch House Report: Kendra

Programming

We are planning on some regular events happening at the Ranch House during the winter months with a goal of keeping the community both entertained and informed. Some examples of what there is to look forward to

are: a new Music in the Round series which will be held every other Tuesday evening, The Great Decisions series starting in February on Thursday evenings for eight weeks, and a health talk with Valley View doctors on January 30. There are going to be more one-time events as well as regularly scheduled events like these so stay tuned to newsletters and special announcements to learn more.

Design Review Committee Report for December

Due to the holiday season there was one DRC meeting this month on December 13. The DRC Members approved the 2019 DRC meeting schedule which will be presented to the Executive Board this evening for a vote.

Lot: Y-10

Owner: Brown

Review Type: Preliminary

Address: 162 Sopris View Drive

Designer: Ben Johnson

Lot: GG-2 (Bowles Gulch)

Owner: Davis Brothers

Review Type: Preliminary

Architect: Mark Ward

Operations Report- Sterling Page

Governance

- Covenants, By-Laws, Resolutions and Policies.
 - Independent Contractor Agreements for all non-employees have been reviewed by counsel and are ready for the new year.

Facilities

- Ranch House
 - Maintenance of the mechanical system in the building is ongoing.

Grounds

- Common Areas
 - Garden & flower maintenance contract is complete for 2019 using the same vendor
 - Intersection street signs are being adjusted for ease of reading the cross-street name.
 - Snow removal equipment is being repaired by maintenance staff for the upcoming season.

Irrigation

- Usage
- Repairs
 - Main line repairs of known leaks and problems have been addressed.

Operations

- Old Town
 - Painting contracts are being reviewed by the contractor for 2019.

- We have had no snow removal events but did clear the sidewalks and alley once in case of additional accumulation.
- The Settlement
 - Painting contracts are being reviewed by the contractor for 2019.
 - We have had four snow removal events for North-facing homes this month.
- Boundary
 - No news
- The 24
 - An address sign made by property manager Keith Edquist was attached to an existing post at the east entry of the neighborhood for ease of finding homes.
- Crystal Bluffs
 - No news
- Magdiel resigned today and will leave the RVR team at the end of the year. He is going to work for Rocky Mountain Custom Landscapes. He is parting on good terms.

Finance Report – James Maguire

- We continue to operate under budget.
- Sterling and James recently met with Edwards Jones. They are working putting a recommendation together regarding current investments.

Old Business

- Golf Update- Gary Lesser: All relevant golf news is being shared each Friday in the Golf Update

New Business

- **New Board member - Gary Harada**

Motion A: Resolved, that the RVRMA Executive Board welcomes Gary Harada as the newest member of the RVRMA Executive Board, filling the remainder of Gary Schalla’s term, which expires in 2019.

Motion A was moved and seconded by Secretary Leslie Marcus and Director Gary Lesser. The motion passed unanimously.

- **2019 Board of Directors Meeting Schedule and 2019 DRC Meeting Schedule**

Motion B: Resolved, that the RVRMA Executive Board approves the 2019 Executive Board Meeting Schedule as presented (attached) and the 2019 DRC meeting scheduled as presented (attached).

Motion B was moved and seconded by President Yvonne Perry and Treasurer Todd Richmond. The motion passed unanimously.

- **Water Resolution Meeting with Dan Coleman**

Yvonne Perry explained there was a meeting with Dan Coleman attended by herself, Leslie, Todd, Sterling, Chad and Caroline (former RVR Golf bookkeeper). They reviewed the RVRMA payments and

determined RVRMA had over paid by about \$8,000 (over the past year) and they wrote a reimbursement check at the meeting. It was also shown that RVRMA's water consumption was down last year. In 2017 RVRMA water usage accounted for 49 percent of the total and in 2018 it was 40 percent of the total.

- **IT Committee**

Yvonne asked for discussion about putting an IT Task force in place. She explained the current databases and systems do not seem to integrate well and Sterling and Kendra would like to explore options for more efficiency. Todd Richmond expressed concern that new technology does not always solve the problems especially if the issues are not crystal clear and often it is more a process problem not a technology problem.

Introduction of items for early 2019

Yvonne noted the following items are not for discussion at this Board meeting as much as to note they are topics to be addressed in the early part of 2019.

- Fine schedule for trailers and others-Sterling Page
- Discussion of possible sunseting of 1" percent" lot ownership/memberships
- Short-term vacation rentals

Adjourn

It was moved and seconded to adjourn the meeting. The meeting was adjourned at 5:57 pm.

Executive Session

The Board went into Executive Session to discuss personnel. The meeting was adjourned at 6:10 pm.

2019

RVRMA Executive Board Meeting Schedule

All regular Executive Board Meetings will begin at 5:30 p.m.

January 23, 2019

February 20, 2019

March 20, 2019

April 24, 2019

May 22, 2019

June 26, 2019

July 24, 2019

(Board Meeting and Community Gathering)

August 21, 2019

September 25, 2019

October 23, 2019

(Board Meeting and Budget Approval)

November 20, 2019

December 18, 2019

(Board Meeting and Annual Meeting)

2019 River Valley Ranch DRC Meeting Schedule

1/10/2019, 9:00 am; RVR Conference Room	7/11/2019, 9:00 am; RVR Conference Room
Kevin Kreuz Kelleigh Condon Jennifer DiCuollo	Kevin Kreuz Kelleigh Condon Jennifer DiCuollo
1/24/2019, 9:00 am; RVR Conference Room	7/25/2019, 9:00 am; RVR Conference Room
Kevin Kreuz Kelleigh Condon Jennifer DiCuollo	Kevin Kreuz Kelleigh Condon Jennifer DiCuollo
2/7/2019, 9:00 am; RVR Conference Room	8/8/2019, 9:00 am; RVR Conference Room
Kevin Kreuz Kelleigh Condon Jennifer DiCuollo	Kevin Kreuz Kelleigh Condon Jennifer DiCuollo
2/21/2019, 9:00 am; RVR Conference Room	8/22/2019, 9:00am; RVR Conference Room
Kevin Kreuz Kelleigh Condon Jennifer DiCuollo	Kevin Kreuz Kelleigh Condon Jennifer DiCuollo
3/7/2019, 9:00 am; RVR Conference Room	9/5/2019, 9:00 am; RVR Conference Room
Kevin Kreuz Kelleigh Condon Jennifer DiCuollo	Kevin Kreuz Kelleigh Condon Jennifer DiCuollo
3/21/2019, 9:00 am; RVR Conference Room	9/19/2019, 9:00 am; RVR Conference Room
Kevin Kreuz Kelleigh Condon Jennifer DiCuollo	Kevin Kreuz Kelleigh Condon Jennifer DiCuollo
4/4/2019, 9:00 am; RVR Conference Room	10/10/2019, 9:00 am; RVR Conference Room
Kevin Kreuz Kelleigh Condon Jennifer DiCuollo	Kevin Kreuz Kelleigh Condon Jennifer DiCuollo
4/18/2019, 9:00 am; RVR Conference Room	10/24/2019, 9:00 am; RVR Conference Room
Kevin Kreuz Kelleigh Condon Jennifer DiCuollo	Kevin Kreuz Kelleigh Condon Jennifer DiCuollo
5/9/2019, 9:00 am; RVR Conference Room	11/7/2019, 9:00 am; RVR Conference Room
Kevin Kreuz Kelleigh Condon Jennifer DiCuollo	Kevin Kreuz Kelleigh Condon Jennifer DiCuollo
5/23/2019, 9:00 am; RVR Conference Room	11/21/2019, 9:00 am; RVR Conference Room
Kevin Kreuz Kelleigh Condon Jennifer DiCuollo	Kevin Kreuz Kelleigh Condon Jennifer DiCuollo
6/6/2019 9:00 am; RVR Conference Room	12/12/2019, 9:00 am; RVR Conference Room
Kevin Kreuz Kelleigh Condon Jennifer DiCuollo	Kevin Kreuz Kelleigh Condon Jennifer DiCuollo
6/20/2019, 9:00 am; RVR Conference Room	
Kevin Kreuz Kelleigh Condon Jennifer DiCuollo	