

RVRMA EXECUTIVE BOARD
Record of Proceedings
Regular Monthly Meeting
Wednesday, August 31, 2016, 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, August 31, 2016 at 444 River Valley Ranch Drive, Carbondale, Colorado 81623 with the following people present:

Executive Board of Directors

Ron Rouse, President
Jim Noyes, Vice-President
Yvonne Perry, Secretary
Todd Richmond, Treasurer
Scott Darling, Director-at-Large
Jack Gausnell, Director-at-Large (by phone)

Management Representatives

Lani Kitching, Interim General Manager
Suzie Matthews, Finance and Fitness
Pamela Britton, Governance and DRC
Brenda Boas, Member Services

Homeowner Attendees

Ted Stude

Call to Order

RVR Executive Board President, Ron Rouse called the meeting to order at 5:29 pm. A quorum was established.

Approval of Agenda

Directors Noyes and Perry moved and seconded to approve the agenda. The motion passed unanimously.

Consent Agenda

Directors Perry and Noyes seconded the adoption of the meeting's consent agenda and to approve the Board Meeting minutes of July 27, 2016. The motion passed unanimously.

Directors Perry and Noyes seconded to approve the 2016 Annual Meeting minutes of July 27, 2016. The motion passed unanimously.

Public Comment

- Homeowner Ted Stude – Ted offered the following thoughts about Ranch House landscaping: “As a one-time member of the RVR landscaping committee, I have a recommendation that we replace the overgrown red-twig dogwoods that obscure the view of the Ranch House and that need deer fencing and replace them with Dwarf variegated dogwoods.” Suzie offered that the dogwoods also obscure visibility to the circular driveway entrance and exit. The Board thanked Ted for his comment; the Board will keep that recommendation in mind.

Announcements

- **DRC Meeting** – August 25th
- **Dive-in Movie** – August 27th, at dusk
- **Executive Board Meeting** – August 31st, 5:30pm
- **DRC Meeting** – September 1st
- **Labor Day** – September 5th
- **DRC Meeting** – September 15th

Committee Reports

The Build-Out data table was provided to the Board. RVR is currently about 66% built out.

Staff Update

General Update

General operations are proceeding per plan. Interim General Manager, Lani Kitching, is supporting staff operations, addressing issues such as a failed HVAC compressor and ADA entry doors. Summer programming is beginning to wind down with kids returning to school on Wednesday, August 24th. The Dive-In Movie, an end-of-summer favorite, is scheduled for Saturday, August 27th at dusk. Front Desk staff welcomed a new member, Anna Zekendorf, who is doing a great job in her first month with RVR. The Swim staff also welcomed Ethan Wexler, who joined the team to help finish out the season.

Finance

- **Budget** –See budget to actual notes.
- **Financial Reports/Capital Reserve** – Enclosed

Governance

- **DRC** – DRC remains active with smaller ‘home improvement’ project approval requests. Fairway Residences completed their construction on Lot JJ-04. New home construction applications have slowed down significantly, which is typical as we approach fall.

Human Resources

- **New Hires** – Ethan Wexler, (Seasonal Swim staff), Anna Zekendorf (Front Desk)

Member Services

- **Art** – The Current art installation features the work of Suzie Alexander. Her work expresses a contemporary style and unique subject matter. Upcoming featured artist is wildlife photographer, Dale Petefish. Dale had a very successful showing at RVR last year and we are excited to have him return to share his new wildlife photographs.
- **Communication** – The Weekly News, Tennis News, and Business Buzz are all being produced on schedule and continue to serve as important points of communication with our owners along with select Public Service Announcements of topical importance.
- **Programming** – All fitness, tennis and swim programming is in full swing, well-attended, and operating per budget and schedule. A public request for the reinstatement of a Tennis Committee has been received and will be considered for the 2017 season.
- **Events** – Upcoming events include the Dive-in Movie to be held on Saturday, August 27th and the Halloween ‘Trunk or Treat’ event on October 31st at the Ranch House.

Operations

- **Maintenance** – Lani has been meeting regularly with Maintenance staff. Operations are running smoothly with the usual summer-time issues. Lani has been preparing for upcoming painting and other maintenance contracts.
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Old Business

- None

New Business

- **Trash Collection Policy and Procedure**

Directors Perry and Richmond moved and seconded the following **Draft Motion A**. The motion passed unanimously.

Draft Motion A: Resolved that the RVRMA Executive Board hereby directs Staff to commence a 30-day Community Comment period on the proposed RVRMA Trash Collection Policy and Procedure.

- **Golf Update**

The golf operation has permitted us to store some of our vegetative refuse on their property near the 16th green. We may be reaching capacity in that area. Staff is exploring what action we may need to take.

- **Preliminary 2017 Budget Discussion**

A budget 'sub-committee' of Board members have been meeting with Director of Finance Suzie Matthews to establish a framework for making budget decisions. The target is to have a budget prepared by mid-October so it can be adopted at the October Board meeting and then mailed to homeowners for ratification and adoption at the December 2016 Annual Meeting.

- **Membership Discussion**

Staff, at Board direction, prepared data related to Ranch House usage to facilitate Board understanding of community usage of our facilities. Member Services Director, Brenda Bamford provided narrative as the Board reviewed the data.

Executive Session

The Board entered Executive Session at 6:40 pm. The Board returned from Executive Session at 7:45pm.

Adjourn

It was moved and seconded to adjourn the meeting. The meeting was adjourned at 7:45.