

RVRMA EXECUTIVE BOARD
Record of Proceedings
Regular Monthly Meeting
Wednesday, December 14, 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, December 14, 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

Management Representatives

Lani Kitching, Interim General Manager
Suzie Matthews, Finance and Fitness
Pamela Britton, Governance and DRC

Homeowner Attendees

Stan Kleban

Call to Order

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

Approval of Agenda

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

Consent Agenda

Directors Perry and Richmond seconded the adoption of the meeting's consent agenda and to approve the Board Meeting minutes of November 30, 2016. The motion passed unanimously.

Public Comment

- None

Announcements

- **December Art Installation** – Dale Petefish Wildlife Photography
- **January Art Installation** – Marcie Reed
- **Holiday Party** – December 10th
- **Executive Board Meeting** – December 14th, 5:30pm
- **Annual Meeting** – December 14th, 7:00pm
- **DRC Meeting** – December 15th
- **Executive Board Meeting** – January 25th, 5:30pm
- **DRC Meeting** – January 5th

- **DRC Meeting** – January 19th

Committee Reports

- Design Review Committee Meeting
 - December 1, 2016

There were no comments on the Committee report.

Management Update

- There was no formal Management Update. Some Operational Updates will be provided at the Annual Meeting scheduled to follow this Board Meeting.
- Lani noted that the sand filters were ordered and first full week of February is targeted for installation.
- The snow plowing contract is underway and a couple of snow events have been handled. Snow stakes have been placed in the Old Town and Settlement driveways to protect landscaping.
- Suzie indicated that we got a weed management cost-share reimbursement from Garfield County as well as kudos for the quality of our weed management program.

Old Business

- **Board Discussion Regarding Periodic On-Line Posting of Basic Financial Records** (e.g. Balance Sheet, Statement of Operations, Reserve Spending Summary)

Ron stated that our legal counsel reviewed our existing policy and practice related to making financial records available which is to provide information upon written request and to informally review Association financial records upon request. Our counsel indicated that we are well within state requirements.

Lani stated that she felt having an opportunity to answer questions about financial records when individuals request information is valuable as opposed to just providing records on-line.

Ron proposed that perhaps we can create a quarterly Executive Summary that would be part of the Board packet.

Todd indicated that he felt that was a good idea and creating a template for that summary would be useful and effective.

Stan asked if we are in compliance with Colorado law related to making financial records available. Ron indicated that our legal counsel has reviewed our policy for making Association documents available and has affirmed that we are fully compliant.

New Business

- **Adoption of 2017 RVRMA Budget**

The following Draft Motion A was moved and seconded by Directors Noyes and Richmond. The motion passed unanimously with affirmative Proxy votes registered by Board President Ron Rouse on behalf of Jack Gausnell and Scott Darling.

Draft Motion A: Resolved, that the RVRMA Executive Board ratifies and approves the 2017 RVRMA Budget with a homeowner vote of: Approve: 183; Against: 11; and Abstain: 4

Executive Session

The Board entered Executive Session at 5:50 pm to discuss personnel matters. The Board returned from Executive Session at 6:33 pm.

Adjourn

It was moved and seconded to adjourn the meeting. The meeting was adjourned at 6:34.