



RIVER VALLEY RANCH

2016 RVRMA ANNUAL MEETING MINUTES Wednesday, December 14, 2016 The Ranch House Great Room

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
Brenda Bamford, Member Services

Attendees

John Blair
Sheryl and Larry Bogatz
Roy Davidson
Jan and Jirina Dlouhy
Pat Drake
Dave and Jocelyn Durrance
Matt Freeman
Bill Grant
Gary Harada
Dick Heinz
Anne and Don Hillmuth

Attendees

Bill Hoover
Bill Hutzley
Larry and Marilyn Kennedy
Mark Kister
Stan Kleban
Brian Leasure
Pat Rangel
Richard Pitre
Robin Sorenson
Dick Sundeen

Welcome and Introduction of Board Members – Ron Rouse

RVRMA Board President Ron Rouse welcomed the community members to the 2016 Annual Meeting. Ron expressed appreciation for all the staff efforts that went into the 2016 Holiday Party and for everyone's attendance.

Ron introduced the Board and staff members in attendance.

Ron announced that RVR was selected by the CAI Rocky Mountain chapter to receive the 'Community Building' award for 2016. This award acknowledges the efforts that staff and all the community members make to not only be a cohesive HOA community, but also the many, many outreach and philanthropic efforts that our community members engage in.

Budget Ratification and Community Update – Ron Rouse

Ron announced that the 2017 RVRMA budget was approved by a vote of: Approve: 183; Against: 11; and Abstain: 4.

Ron provided an overview of this year at RVR. He indicated that it was a challenging year without a full-time director. The Executive Board determined that they wanted to proceed carefully to learn what our community really needed. They have become very involved in supporting staff in managing the Association. In particular, Lani Kitching took a leave from her role on the Board to be the Interim General Manager.



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Much has been accomplished to rebuild the morale of staff and to maintain smooth operations.

One of the things that became apparent was that our facility is getting older. Some infrastructure has been addressed in the recent past and additional Board attention is going into planning for aging infrastructure needs in the future.

Some of you may know that Rich Myers has determined that next year, 2017, will most likely be his last year at RVR. A succession plan will be implemented to make sure we take advantage of his vast knowledge of not only the irrigation systems but also management of the common areas as well. He has also indicated that he would like to be available to us on an 'as-needed' basis for special projects.

Goals for 2017 include:

- Analysis of our capital situation; ensuring that we are planning for all upcoming needs
- The huge sand filters are starting to fail and plans have been implemented for their replacement.
- Our copper piping in the Ranch House will need attention as well. IN order to make these two improvements, we will likely close the Ranch House for the first full week in February to take care of those maintenance needs as well as other Ranch House clean-up projects.

We have stabilized our organization financially, operationally and in terms of staff morale. We are operating lean and looking after the interests of our Association. We anticipate this year will close with a \$60,000 positive variance in our 2016 annual budget. That excess will roll into our Capital Reserve which we anticipate reaching about \$720,000 in that Capital Reserve.

Real Estate Update

Brian Leasure we are very proud of what this community has become. It is also viewed positively throughout the valley.

Supply is low right now...about 19 homes on the market. 2016 we closed 25 homes; in 2015 we closed 33 homes. Average sale price about 1 million this is up from \$840K in 2015.

Lots sales in 2016 averaged \$144K. The average in 2015 was \$132K. This includes a large number of bulk sales this year. Even with those bulk sales the average lot sale exceeded the previous year.

Questions and Comments

Q: Stan Kleban: A while back there was a lot of talk about remediating the river that runs through RVR.

A: Ron Rouse: The Crystal River Restoration plan was a joint effort of TOC and AVLTL. Some board scale conceptual plans were prepared by Dave Rosgen. They hope to take that further by qualifying for some outdoor



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grants. They have been unsuccessful at this time...perhaps in the vicinity of \$125,000 to move the project forward. We continue to monitor. The all-up cost of the project was originally estimated to be about \$325,000. Philosophically, we tend to support the natural restoration aspects of the project as opposed to some of the active, recreational features that were planned. We have some obligations per our PUD to maintain parks including the river corridor park

Q: Larry Bogatz: What is your target amount for Capital Reserves?

A: Ron Rouse: That is one of the things we will be studying; determining what the Reserve should be given the anticipated Capital improvements. Our Reserves are roughly consistent with the previous understanding of 5-year needs.

Q: Richard Pitre: Did we have an engineer prepare that 5-year plan or how was it prepared?

A: Ron Rouse: 2010 we had a Capital Reserve Study conducted. The most recent 5-year plan was generated by the Executive Board.

Q: Stan Kleban: How is our relationship with the Town of Carbondale?

A: Ron Rouse: It is healthy. Town of Carbondale Manager is Jay Harrington. We have good communication with him and other Town departments including facilities, parks, and finance. It is valuable to magnify our presence as a meaningful component of the community through involvement.

Q: Pat Rangel: Are we going to have additional security in the future, as we did for a few weeks this past summer?

A: Ron Rouse: We don't have plan for that or anticipate that need. If that need appears, we will reconsider how we respond.

Q: Roy Davidson: Could you speak to the plans for the golf operation and our relationship with them.

A: Ron Rouse: Monday we had our annual reconciliation meeting related to the shared irrigation water system. In a perfect world, Dale Rands (RVR Gold Owner) would like to have RVR subsidize his operation. That hasn't been stated, but it may come up in the future. He also started some investigation into building an extended care facility with the driving range is currently located. It is something to pay attention to for the future; there is nothing to act upon at this time. We are on good terms. Things appear to be status quo at this time.

Adjourn and Refreshments