

RVRMA EXECUTIVE BOARD
Record of Proceedings
Regular Monthly Meeting
Wednesday, June 27, 2018, 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, June 27, 2018 at 444 River Valley Ranch Drive, Carbondale, Colorado, CO 81623 with the following people present:

Executive Board of Directors

Scott Darling, President
Yvonne Perry, Vice-President
Todd Richmond, Treasurer
Ron Rouse, Director-at-Large
Lani Kitching, Director-at-Large
Gary Schalla, Director-at-Large

Management Representatives

Sterling Page, General Manager
Kendra Ford, Community Services Manager
Brenda Boas, Accounting

Homeowner Attendees

Richard Pitre
Roy Davidson
Debra Brown
Stan Brown
Kristen Hall
Murray Daniels
Holly Glassier
Sarah Murr
Frosty Merriott
Paul Erickson

Call to Order

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

Approval of Agenda

Directors Todd Richmond and Lani Kitching moved and seconded to approve the agenda. The motion passed unanimously.

Consent Agenda

Directors Ron Rouse and Lani Kitching moved and seconded the adoption of the meeting's consent agenda and to approve the Board Meeting minutes of May 23, 2018. The motion passed unanimously.

Public Comment

Debra Brown presented her opinions on current guest policy and requested the Board to review and reissue the 20 free guest passes. Debra acknowledged the past way of issuing paper guest passes led to abuse of the privilege which she does not support. However, passes can be tracked electronically now. She expressed that she feels due to those who abused the guest passes the other Owners now pay a penalty for this and 20 guest passes is fair to those who pay for the HOA dues and a privilege which should be allowed. Debra supports keeping the policy in place where the Owner still must accompany the guest.

Holly Glassier supported Deb Browns proposal. She stated the Board did say, at the time they implemented the new policy, that they would revisit the policy later and she feels this date is now. She is in favor of the proposed electronic passes as well as owners continuing to be required to accompany their guest.

Richard Pitre stated he is in support of the current guest policy however, he is not against revisiting the policy. He did express concern that if each resident gets 20 guest passes there will be close to approximately 8,000 additional guests and RVR will have the potential to become another Carbondale public pool. He expressed that with the current policy the Ranch House and pool are much quieter and safer and relaxing. He notices when his grandkids are visiting and are at the pool, that he can easily see them, the lifeguards can see all the kids and so on. In the current state it is a private pool, and this is what he expected when he moved to RVR.

Yvonne Perry responded to the suggestions and stated the Board is always open to feedback. She further explained the guest policy was arrived at after a lot of thought and deliberation and the Board plans to keep it in place through this summer season but will be taking the feedback into consideration when they revisit it in the future.

Todd Richmond reinforced that the plan is to reassess at the end of this season with the information and feedback from two full seasons of the current policy being in effect.

Paul Erickson also requested the grandkid pass be considered as something to bring back as they have had in past years. Paul also took the opportunity to address the tennis program which he feels is an incredible program with a fabulous pro however, he sees it as underutilized. He requested the kid's tennis clinic be less expensive and to have them more often to make a youth tennis program more accessible to those who may want to get involved. He also questioned if there may be a way to move some tennis funds around to allow for some free events and free clinics to generate more interest.

Murray Daniels asked if the guest policy is something which could be put out to a vote in the future. Yvonne Perry explained the voting process is not a simple one and the Board is charged with making these decisions based on listening to the community.

Debra Brown also wanted to know who is responsible for maintenance and upkeep of the outside of their fence in Old Town. They stained the inside but are now wondering who stains the outside.

Ron Rouse requested Sterling report back at next month's Board meeting on whose responsibility the fence maintenance belongs to.

Announcements

- **Art Installation** – Frosty Merriott is featured artist for July and August
- **July 4th Jubilee** – Wednesday July 4th
- **Executive Board Meeting** – July 25th
- **Annual Community Gathering-** July 25th

Committee Reports

- Design Review Committee Meeting
 - **DRC Meeting** – July 5th
 - **DRC Meeting** – July 19th

Staff Report

General Update

Our staff has doubled in size for the season and we are excited to have so many great summer hires on board! We have a strong returning lifeguard staff and have had smooth sailing with schedules and attendance for both lifeguard and Snack Shack staff. The Community Garage Sale had an awesome turnout and feedback and we are considering planning one for the fall as well. Jules King is in the full throws of planning a fabulous July 4th Jubilee and we are at 170 for RSVP's as of today and anticipate that although the holiday lands in the middle of the week, we are going to see a stronger turnout than last year. The USTA Tournament went very well this past weekend and the dinner on Saturday night catered by Pan and Fork was a complete success! The roll out of the new outside Snack Shack has been a big hit with the pool crowd and has created a quieter more manageable environment inside for both those who are using the ranch house for other activities as well as for our Front Desk staff. We held an all staff training on Tuesday the 26th to review our Emergency Action Plan and ran through three different drills. Almost all our staff was in attendance and it included front desk, snack shack and lifeguards.

Human Resources

Other than the wonderful additions to our staff for the summer season, we have not encountered any other changes. Becky Denning will be away from our Front Desk for two weeks towards the end of July into August and Hayden Austin (new front desk hire for the summer) is stepping in to cover all of Becky's morning shifts in her absence. Hayden showed up for us at just the perfect time this summer and has made himself available to cover a variety of shifts as needed.

The new scheduling system used for the lifeguards and snack shack employees has been extremely efficient in streamlining the scheduling process, coverage and time off request. The level at which we utilize this program (Homebase) is free and has saved hours of emails and phone calls on the part of our supervisors and staff.

Member Services

- **Art** – RVR resident Frost Marriot will be the artist for the months of July and August. We will be holding an art opening evening for Frosty Merriott but the date is yet to be determined.

- **Programming**

July 4th – The July 4th Jubilee will be catered by Smoke, music by the local band The Posers, fun physical interactive activities as well as arts and crafts. The food will be served from about 5:30-7:30. Jules King has put an incredible amount of thought and energy in to making this a festive and beautiful evening. We did increase the fee some this year and are having a strong response. We anticipate about 200 in attendance.

July 25th- This will be the night of the Annual Community Gathering after the Board meeting. This is in the planning stages and announcements with all details will go out in the Newsletter as well as a few separate emails soon after the July 4th party.

- **Snack Shack**- There has been a great response to moving the ice cream and food outside and having adult beverages inside. Our menu with Pan and Fork has been evolving as we figure out what has the best shelf life and are the most popular. The sales of the Pan and Fork items have picked up in the past two weeks, especially on the weekends, and Philip has been extremely accommodating and available to us with fulfilling our orders as needed. The summer sales over all are up in both food items and alcoholic beverages. There has been positive feedback on and in increase in purchases with the new cocktail, beer and wine selection.
- **Pool**-We have a solid lifeguard staff with almost all returning guards from past years. Lindsey Busk, our lifeguard supervisor, has held 2 in-services/trainings with the guards to date and plans to do two a month. We have three unannounced visits planned with our Red Cross manager/inspector which Lindsey and I will know about, but the lifeguards will not. Lindsey and Ethan have had steady bookings for private and semi-private swim lessons. Lindsey also planned and instructed the Emergency Action Plan training for all our Ranch House staff on Tuesday the 26th.

Design Review Committee Report for June 2018

Our Administrative reviews and approvals have been robust with the majority around landscaping, trees and roofing.

Lot: Y-4

Owner: Durrance

Review Type: Preliminary Review

Address: 163 Sopris Mesa

Designer: Andrea Korber -Land and Shelter

Lot: X-07

Owner: Carresse

Review Type: Second Preliminary

Address: 40 Patterson

Architect: Bruce Barth

Lot: Z-11

Owner: Kaspers

Review Type: Pre-Final

Address: 280 Crystal Canyon

Architect: Raul Gawry

Lot: H-10 Boundary

Owner: Stowell

Review Type: Final

Architect: Tim White

Lot: H-09 Boundary

Owner: Stowell

Review Type: Preliminary

Architect: Tim White

Lot: K-10

Owner: Cook

Review Type: Final

53 Crystal Canyon

Architect: Julie Maple

General Update

Sterling noted there have been quite a few questions raised about pool temperature and he has raised the temperature to 84 today, which was the temperature it was kept at last year. He recommends with the cost of heating the pool we need to research alternative energy such as solar heating.

Sterling reported the mowing of native grass has happened and they are going to start edging the grass around sidewalks and walkways.

The Settlement neighborhood painting is almost completed and later this summer the painting will start for Old Town.

Irrigation will be turned back sometime in July. The Town of Carbondale is looking at going every other day with watering, and they will use a method of odd and even days by address. Although RVR does not get their water from Carbondale (it comes from the ditch), the Town has asked RVR to consider cutting back. With our irrigation set up it is very difficult to time it to every other day setting so in order to conserve we will cut back on the length of time. This will be done in the Common Area not an individual basis.

Old Business

- **Woodbridge Status** – The various Woodbridge related LLCs, which hold lots in RVR, remain current on dues. Some lots have been sold and the RVRMA Board continues to monitor any related filings.
- **Thompson Park Status**- Scott Darling attended the most recent Carbondale P&Z meeting and his sense is that it is highly likely this development will happen.

- **Finalize Audit and strategy and timing-** Several Board members feel there should be a full audit of the RVRMA.

The following **Draft Motion A** was moved and seconded by Directors Scott Darling and Lani Kitching. The motion passed.

Draft Motion A: Resolved, that the RVRMA Executive Board approves the Draft Motion A as presented. There will be a full audit of the RVR HOA by Brian Smith with the condition it not exceed \$13,000.

- **Settling Pond Fence Issue** – Sterling reported the fencing around sediment pond must be 5 feet tall and no less than 4 inches spacing. Some possible options would be the type of fence which is around ranch house/pool area, three rails or 4x4 grid with steel frame. Sterling will post the options for fencing up at the Ranch House and allow those interested to come look and give opinions.

New Business

- **Lakeside Cattails:** Lani Kitching gave some history on this issue. Last year there was discussion around the invasive nature of the cattails on to the master common areas around the pond and into the pond. There were two areas of concerns. One was the aesthetics and the view plane as well as the potential impact to property values. The other consideration was the protection the cattails afford to wildlife and other natural denizens. There was a compromise at the HOA expense by retaining the services of a landscape developer as well as a naturalist to advise us to the proper approach. The cattails were cut down by 30%. The cattails have recovered and have started to sprout up again. This is not an immediate issue because aesthetically they are not offensive however over time they will invade the channels that run between the two ponds and could potentially cause a problem with bacteria. So, there is a discussion to be had about cattail mitigation challenge because the ponds are on HOA Master property. Lani suggested we continue the process as previously agreed to and in the late fall drain the pond and inspect the lining of the ponds to make sure they are intact. This would be an effective measure and continue with the mitigation as agreed to last November.

Jim Noyes noted the cattails were cut in low water season and if they are not cut three inches below the water line they will grow back with a vengeance. If we go back to the mitigation plan that was agreed upon then it needs to be executed more effectively. He stated he feels the linings of the ponds have most likely already been destroyed because of the cattails which grow on the edges of the pond and in some cases have encroached even farther up. He suggested we go to 50% less cattails which would still create a good space for the wildlife and functionally it would be an improvement from what is going on.

Roy Davidson recognized that it was a contentious issue in the neighborhood. He feels many of them felt they can live with them, but they must be controlled so there is not a repeat of what happened ten years ago. His objections are they are a non-native invasive plant growing in our ponds and it will only get worse and create a declining health of the ponds, banks spillways and ditches. He suggests we arrive

at some compromise along the lines of the suggested 50% and keep them out of the common area and the banks and control them on a routine basis.

Frosty Merriott proposed a landscape plan which would involve cutting down some of the 7-10 large cottonwoods (2 to 3-year plan) which consume a tremendous amount of water, take cattails down in ditches, keep cattails behind houses where they are liked and take them down behind houses where they do not like them, frame ditches with deer resistance grasses and plant some apple trees. Frosty mentioned that although cattails are non-native they are not invasive in Colorado. Frosty reminded it is also important to think of the ponds as wildlife habitat.

Ron Rouse thanked the guest on input for the cattail and tree issue around the ponds.

The following **Draft Motion B** was moved and seconded by Directors Yvonne Perry and Lani Kitching. The motion passed unanimously.

Draft Motion B: Resolved, that the RVRMA Executive Board approves the Draft Motion B as presented. Sterling Page will explore in parallel what we should be doing in short term and long-term maintenance of the ponds as well as the tree side and bring back to the Board with recommendation in the fall.

- **Renewal of Board Members Ron Rouse and Leslie Marcus** -It was noted there were no interested candidates to run against Ron Rouse and Leslie Marcus for their seats on the RVRMA Executive Board.

The following **Draft Motion C** was moved and seconded by Directors Todd Richmond and Yvonne Perry. The motion passed unanimously.

Draft Motion C: Resolved, that the RVRMA Executive Board approves the Draft Motion C as presented. Scott Darling made a motion that Ron Rouse and Leslie Marcus's terms are renewed for staying on the Board.

- **Drought and Fire Update for Community**

Frosty recommended we have a disaster preparedness plan for RVR. Everyone should know about reverse 911. He also suggested we hold a fuel mitigation workshop where the fire chief can talk about what should be done around individual properties. Regarding drought conditions, Frosty recommended that RVR encourage individuals to have water sensors on their sprinkler systems so they will not water either during or after a rain.

It was noted that all new homes are required to have water sensors on their sprinkler system.

Adjourn

It was moved and seconded to adjourn the meeting. The meeting was adjourned at 6:57 pm.

Executive Session

The Board entered Executive Session at 7:00 pm.

Leslie Marcus joined executive session at 7:00pm

Lani Kitching tendered her resignation to the RVRMA Board of Directors and exited executive session at 8:15pm.

The following **Draft Motion C** was moved and seconded by Directors Leslie Marcus and Gary Schalla. The motion passed unanimously.

Draft Motion C: Resolved, that the RVRMA Executive Board approves the Draft Motion D as presented. A notice will be made to homeowners announcing an informational community gathering on July 11, 2018, to discuss communications from the owner of the RVR golf course regarding future operations.

The Board returned from Executive Session at 8 :47 p.m.