



RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MONTHLY MEETING

Wednesday, September 23, 2020, 5:30 p.m.
Meeting held via Zoom

Executive Board of Directors

Cathy Cooney, Co-President
Gary Lesser, Co-President
Todd Richmond, Treasurer
Ben Johnston, Secretary
RJ Spurrier, Director

Management Attendees

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

Homeowner Attendees

<do we have a list of homeowners who
zoomed in?>

I. **Call to Order, Establish Quorum**

Co-President Cathy Cooney called the meeting to order at 5:34 pm.

II. **Approval of the Consent Agenda and Meeting Minutes**

Co-President Gary Lesser and Director RJ Spurrier moved and seconded to approve the agenda and the adoption of the Board Meeting minutes of August 26, 2020. The Motion passed unanimously.

III. **Public Comment**

Frosty Merriott shared his concern about the cattails by his house and requested some time and research be put into assessing this issue. He asked that RVR lives up to what he described as an existing agreement regarding the cattails near his home. He is aware there are many landscaping issues in RVR that need attention right now, but he would like to bring attention to this matter and be involved in solving it.

Brian Lazar brought up the issue of Halloween in Old Town and what he feels is a need to somehow limit people from outside of RVR to come in and trick or treat.

Alicia Kelleher also expressed concern about Halloween in Old Town and suggested they not have traditional Halloween activities this year. She also mentioned there are broken plastic covers that cover plumbing and electrical around that neighborhood. Cathy suggested she reach out to Alicia directly next week so Alicia can have the opportunity to get into more details on these issues.



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Steve Damerow spoke to his issue with not being able to book time on the tennis courts. He also mentioned his political signs have been stolen seven times and he has a camera recording the incidents. He then addressed the lack of clarity of the definition of RV's and what is and is not allowed in RVR. He suggested there be an established community area for parking recreational vehicles.

IV. Management Reports (*attached*)

- Ranch House Report, Kendra Ford
- Operational Report, Sterling Page
- Finance Report, James Maguire

V. Board Governance

- Call for Candidates for Board to fill remainder of Gary Harada's term, through June 2022
Cathy Cooney recognized Gary Harada's work on the RVR Executive Board, his spearheading of the Landscape Committee and his thoughtful consideration of items and questions he would present.

The Board is going to publish a call for candidates to fill Gary Harada's term. This will be announced in the newsletter and will be open until October 5.

- Call for Candidates for Committees
 - Long-Term Planning
 - Compliance
 - Landscape
- Roles and Responsibilities of Board Secretary and Treasurer

Ben Johnston spoke to the Secretary's roles and responsibilities and stated the duties are accurate as written and realized most are handled by Kendra and Sterling. However, check signing needs to be added to the list.

Board Treasurer Todd Richmond addressed the Treasurer's roles and responsibilities. He said the challenge is the Treasurer is responsible for the receipt deposit, disbursement of association funds and securities and practically speaking, that can't and doesn't happen. However, these tasks should be done in alignment with HOA policies and those policies are accurate. He has added some wording and proposed he send it to the Board for review. This will be discussed and finalized at the October Board meeting.



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VI. Old Business

- Vehicle Parking and Storage

Section 3.16 of 3rd Amendment to Master Declaration describes both allowed and unallowed vehicles. What is missing is the definition of each of the vehicles that are listed, such as RV's, campers, boats and motorcycles. It is now the Board's job to define and interpret these terms, so it is clear what should be enforced. The idea is to come up with very clear examples, in words and pictures, so everyone can have clarity on exactly what vehicles are allowed and not allowed to be parked or stored within RVR.

Gary Lesser noted the lack of enforcement of recreational vehicle parking is the single most complained about issue from owners and therefore there is a need to resolve the definitions.

There was some discussion around the history of issues with “recreational vehicles” in RVR and some suggestions about RVR considering providing a designated parking area for such vehicles.

The Board requested that Sterling put together a booklet of pictures and a narrative recommending what is acceptable for Board consideration around enforcement. This will be provided at the November meeting.

- Governing Documents Committee, Next Steps

The Governing Documents Committee report has been distributed to the Board.

Motion: Secretary Ben Johnston and Treasurer Todd Richmond moved and seconded to adopt the Governing Document Committee Report. The Motion passed unanimously.

Ben Johnston recommended sunsetting the Governing Documents Committee.

Motion: Secretary Ben Johnston and Co-President Gary Lesser moved and seconded to sunset the Governing Documents Committee. The Motion passed unanimously.

- Long-Term Planning Update

On September 3, Board members Laura Hanssen, Todd Richmond and Gary Lesser met to discuss the intent and goals of a Long-Term Planning Committee. It was agreed there is a need to have a Committee to address long-term planning. The parameters would be the



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Ranch House and adjacent facilities. There will be a call for candidates for this committee in upcoming editions of the RVR weekly newsletter.

- Landscape Committee Report (*attach or insert*)

Sarah Murr presented on behalf of the Landscape Committee and shared what they have discussed to date.

1. They will work with Sterling on a revised process for pesticides and spraying.
2. A recommendation has been made that cattails be removed per the map provided. The Board requested more information before acting on any recommendation, and deferred a decision until a later meeting.
3. The Committee is working on recommending and installing replacement trees around Heritage Pond. The Committee is going to work with the owners, but no action is needed from the Board at this time.
4. There was discussion around the need for a survey be done to determine who owns fences at Old Town area for purpose of determining repair and replacement responsibility. It was suggested an Improvement Location Certificate (ILC) could probably show all that is needed for the purposes of the committee and be faster and less expensive than a survey. The Board asked the committee to present pricing options to the Board at a future meeting.

- Audit Report

Todd Richmond noted the audit was very clean. Todd was very complimentary of James's work with the auditing team.

The audit has been reviewed by the Board and will be signed off, kept on file and made available to owners.

VII. New Business

- Memberships

Gary Lesser explained he believes it is important to periodically have a routine review of different membership categories and the rationale behind them. His goal in requesting a report on memberships is to start the conversation around the variety of memberships, why they exist and how this should look moving forward as the Community grows in number of owners and puts increased strain on Ranch House capacity. Gary also requested we identify



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how much of the total HOA monthly fees go toward Ranch House operation and reserves. His goal is to understand that amount, and make sure all members pay their fair share.

Gary noted the original concept in the Master Declaration for RVR was that the Ranch House was established for all RVR property owners, with Thompson Corner owners having a right to membership if they wanted it.

- Board Workshop

Cathy asked the Board members to let her know if November 7th or November 14th would work for a Board retreat.

- 2021 Budget Timeline

Todd Richmond encouraged Sterling and James to get aggressive on providing reports and information to develop the 2021 Budget.

Todd asked to see any significant changes to the Operational budget and recommended to begin by budgeting for a normal year and then show impacts of potential scenarios and continuation of operations under COVID restrictions.

- Halloween in Old Town

Cathy Cooney explained they have spoken with the Town of Carbondale and the Town has not decided on how they are going to handle Halloween yet. She noted there are some concerns in Old Town of it being overrun with trick or treaters from Carbondale, saying this is a concern because of the pandemic.

Todd Richmond suggested this be discussed at the upcoming Old Town Annual Meeting and for those who live there to figure out together how to handle it this year. He sees this happening as a volunteer effort, as Old Town Halloween is a grassroots effort, not a formal event. He would like for there to be some communication with the Town of Carbondale on what might be decided by the neighborhood so the whole Community is aware in advance.

The communication with the Town seemed to be of the most concern so there are not any surprises on how Halloween is handled in this popular area of Carbondale.

- Zoom Board Meeting Improvement, regarding Public Comment

The overall sense of the Board was the number of owners who attend on Zoom is appreciated and the format where they can see the faces of the participants is preferred. It was suggested the Board get comments and questions in advance so the Board can be better prepared to respond at the meeting. There were also thoughts about allowing for a



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controlled way for owners to participate in discussion during the meeting and not just limit to the public comment time.

- Emails for Board Members

It was agreed to create a general email for the Board where owners can reach out directly to the Board but not by individual emails. The email will be boardofdirectors@rvrcommunity.com and monitored by Cathy and Gary.

VIII. Adjourn

The meeting adjourned at 7:16 pm