



## RIVER VALLEY RANCH

### RVRMA EXECUTIVE BOARD SPECIAL MEETING

Wednesday, September 9, 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  
Gary Harada, Director  
RJ Spurrier, Director  
Laura Hanssen, Director

#### Management Attendees

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

#### Homeowner Attendees

<b>Richard Sills</b>	<b>Carl Hostetter</b>
<b>Sandi Kister</b>	Jack Olson
<b>Mark Kister</b>	John Lund
<b>Stan Kleban</b>	Lani Kitching
<b>Susan Carrese</b>	Nicholas Cole
<b>Paul Carrese</b>	Paul Stonich
<b>Susan Christman</b>	Richard Heinz
<b>Brian Johnson</b>	Richard Rogers

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

Co-President Cathy Cooney called the meeting to order at 5:35 pm.

#### **II. Approval of the Consent Agenda**

Co-President Gary Lesser and Director Laura Hanssen moved and seconded to approve the consent agenda. The Motion passed unanimously.

#### **III. Public Comment**

Paul Stonich urged the Board to reconsider the political sign variance.

Sandy Kister requested the Board look at Article 3.1 subsection B. She said it states that “the Board should consider whether the variance will have an adverse effect...”. She believes yard signs can be divisive and do not create a high-quality neighborhood.

Nicholas Cole is not in agreement with sentiments expressed by the first two speakers. He doesn’t see how tasteful signs lower the quality of the neighborhood and he believes the ability to have the signs raises the quality of the community and supports the Board’s decision.



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Paul Carrese said there are very divisive topics in our country right now and many people want variances for their beliefs. He supports rescinding the variance.

Mark Kister said any signs should be restricted to original time frame stated in policy.

Susan Carrese sees this is a critical time in the community to follow the letter of the law and the governing documents with so many new people moving into the RVR.

### IV. Old Business

- Sign Variance

It has become evident from emails received from owners and public comments that there is confusion among owners about what is allowed and not allowed by the RVR governing documents related to political signs.

The Board clarified the recent sign variance amends a policy document and not the CC&R's, or By-laws.

Ben Johnston explained the Covenants prohibit all signs with some exceptions – such as the ones that Colorado and CCIOA (Colorado Common Interest Ownership Act) say you must allow, which are political signs. The state requirement to allow political signs is what brought about the political signs posting policy adopted in 2013. An HOA cannot prohibit political signs, but they can impose restrictions on them. The Board chose to adopt a variance expanding the time frame for political signs; instead of requiring signs to come down seven days after the election date, the variance allowed signs to stay up until November 30.

RJ Spurrier noted some owners believe there is a prohibition of political signs in the CC&R's. The CC&R's do not prohibit political signs.

The political sign variance is a modification of a policy and is not a variance to CC&R's.

Before the variance is addressed, we must determine whether the BLM signs are or are not political signs.

**VOTE:** A 6-1 vote of the Board Members determined the RVR Executive Board defines the Black Lives Matter and similar signs as political signs. Yes votes: Cathy Cooney, Laura Hanssen, Todd Richmond, Ben Johnston, RJ Spurrier and Gary Harada. No vote: Gary Lesser.

**MOTION:** Director Laura Hanssen and Director Gary Harada, moved and seconded to amend the current variance and require all political signs to come down on November 10, rather than November 30 as called for in the original variance. The Motion passed unanimously.



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- Landscape Committee Charter

The Board reviewed a proposed Landscape Committee Charter. In its discussion, the Board asked to revise the proposed charter by providing examples of what is covered under the charter and what is not. This would help clarify the intent of charter (ie. Irrigation, deer fencing, etc.). One suggestion was to add in irrigation from a long-term planning perspective not the day-to-day operations. Also, it was noted that along with the committee members they may at times have to call on professionals (ad hoc members) in certain areas being discussed.

**MOTION:** Co-President Gary Lesser and Director Gary Harada moved and seconded to approve the Landscape Charter with the revisions as discussed, this evening. The Motion passed unanimously.

- Irrigation

Sterling shared a chart to show water usage over the past few years. RVR 's water usage is increasing. The golf course previously used 60% and RVR used 40% of the water; this year those percentages have flipped and RVR is using 60% and golf is using 40%. It is still not clear why the usage was so dramatic in July. Golf course superintendent Chad Weaber and Sterling were not able to find clear indication of any issues that may have caused the usage spike. As discussed at the last Board meeting, they went out and did a second reading of meters and researched any possible leaks.

The Board requested some other leak investigation happen after the fall blow out to see if there are other possibilities of where there could be issues. The Board also requested the water usage graph that was presented at this evening's meeting be published in the newsletter for owners to see.

### V. New Business

- Electronic Budget Approval

It has been decided to send the 2021 Budget ballot out electronically this year. Voting in this summer's Board election worked well when it was handled electronically and doing this for the budget will prove to be a cost and time savings for all involved in the process.

### VI. Adjourn

7:00 pm