



## **RIVER VALLEY RANCH**

### **RVRMA EXECUTIVE BOARD MONTHLY MEETING**

**Wednesday, October 21, 2020, 5:30 p.m.  
Meeting held via Zoom**

#### **Executive Board of Directors**

Cathy Cooney, Co-President  
Gary Lesser, Co-President  
Ben Johnston, Secretary  
RJ Spurrier, Director  
Laura Hanssen, Director  
John Lund, Director

#### **Management Attendees**

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

#### **Homeowner Attendees**

Lani Kitching  
Richard Sills  
Steve Damerow  
Stan Kleban  
Steve Laverty

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#### **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 the September 9, 2020 and September 23, 2020 meetings. The Motion passed unanimously.

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

Stan Kleban discussed common area maintenance and his concern about its upkeep.

Sterling explained RVR aerated and fertilized and this may not have been as timely this year because of managing other issues. In addition, maintenance crews tried a less invasive means of spraying weeds, which was not as effective.

Richard Sills expressed that he shared Stan Kleban's concerns and specifically mentioned areas by his house on Crystal Canyon and a significant number of dead trees.

Steve Laverty requested the Board reconsider its decision of terminating the Seasons Membership. He feels the memberships are good for revenue and maintain good will with the local community.



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Yvonne and Paul Perry support the idea of an electronic charging station in RVR with the stipulation that users pay the cost of electricity and the HOA does not, and the HOA does not pay for the installation of the charging station.

### IV. Management Reports (*attached*)

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

### V. Board Governance

- New Board Member

John Lund was introduced as the new member of the Board. He will finish out Gary Harada's term through June 2022.

- New Committee Members

Long-Range Planning Committee Members: John Lund, Nina Price, William Brown, Leslie Marcus and Michael Banbury.

Landscape Committee Members: Susan Carrese, Cindy Barnes, Sarah Murr and Tim McFlynn.

- Status of Compliance Committee

The Compliance Committee has been put on hold at this time because of lack of interest.

### VI. Committee Reports

- Playground Committee

Sterling noted the Orchard Park work has been delayed due to demands on crew for irrigation work and a piece of necessary equipment not being available.

- Landscaping: no formal report for this meeting.
- Long-Range Planning: this committee has not met at this time.

### VII. Old Business



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- Board Retreat

The Board retreat had been scheduled for an in-person meeting for November 7. However, some Board members are not comfortable meeting in person, and there was little interest in an all-day Zoom session. The Board is exploring alternatives. One would be to meet in the spring when it can be done outside. Another option would be to break it up into two-hour increments and do those over Zoom in shorter sessions. This was put out to the Board for consideration.

The overall preference is to wait for an in-person meeting in the spring. If there are urgent issues that are on the agenda which merit discussion during the winter, then there will be a Zoom meeting scheduled for those.

- Halloween

There a significant number of owners who are concerned about the mass influx of kids that typically come to Old Town for trick or treating. A survey went out to the Old Town Community to see if there was common ground with thoughts on Halloween and a possible strategy for how to manage it. About one third of owners responded and most are not planning to participate in Halloween. There are community members with a desire to get that messaging out to the greater community of Carbondale to trick or treat around their own neighborhoods and come up with creative and safe ways to celebrate Halloween.

- Noche Park

The Town would like to put up a fence and replace some trees. They want to corral it because they do not want people to drive from end to end and run over sprinkler heads. There will be a parking area with gates so RVR can access the irrigation system.

### **VIII. New Business**

- Electric Car Charger

Most of the Board expressed they did not see electric charging stations as necessary to install and provide at the Ranch House. It was decided this can be a possible issue for years ahead for the Long-Range Planning committee to consider.

- Preliminary Budget Review



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The Board asked Sterling to consider no increase in the Reserve portion of the budget for 2021 as there is a significant surplus in the 2020 budget to go to reserves; by law, any end-of-year surplus goes to the reserve account. The Board also requested Sterling provide a budget with a 1.5% increase and a 0% increase for the operating portion. Although COVID has brought about some different operations, the staff needs to be paid and the community needs to be kept up and maintained. Cathy noted the Design Review Committee is one of the significant revenue items although this could change as the year progresses. John Lund requested details showing what the percent increase or decrease is from one year to the next. This comparison can be done with an additional column to show this. John asked if the Budget vote includes a decision about staffing for the coming year or, is there flexibility to add staff at some point in the year. Cathy noted there is a staffing plan in place which will be shared with him to help better understand the existing staffing and any anticipated additions which are taken into consideration in the budget.

The Board will approve the budget at the November 18 Board Meeting. Unless the community votes 2/3 to reject it, the budget goes into effect. The vote this year will be done electronically and then ratified at the December Board meeting.

- RVR Historical Placards

Gary Lesser commented on the historical structures around RVR and suggested it could be a nice addition to the community to have the history of the buildings posted near them, as the Town of Carbondale does with some of its structures.

The Board asked the management team to recommend possible locations and size for historical placard installation.

- Guest Policy

With all the activities moving inside the Ranch House for the fall and winter the Board agreed it is necessary to go back to the “no guest” policy for an indefinite period. There is a possibility of revisiting the policy as we watch the data for COVID cases in our County and Colorado and get feedback from owners.

### IX. Adjourn

Director John Lund and Secretary Ben Johnston moved to adjourn the meeting at 7:03 pm.