



RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MONTHLY MEETING

Wednesday, January 27, 2021 5:30 p.m.
via Zoom Video Conference

Executive Board of Directors

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

Guest Speakers

Julie Warren
Red Cunningham

Management Attendees

Sterling Page, General Manager
Kendra Ford, Community Services Manager
James Maguire, Accountant
Travis Green, Landscape Superintendent

Homeowner Attendees

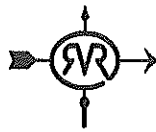
Larry Kennedy	Kathy Feinsinger
Patty Hutzley	Mark Alberty
Bob Anderson	Sarah Murr
Dick Heinz	Susan Christman
Wolf Gensch	Patti Crockett
John Rehl	Charlie Cole
Steve Bushong	Steve Laverty
David Gray	John Johnston
Larry Schneider	Sandy Marlin
John Blair	Brian Leasure
Nick Cole	Drew DePaul
Peter Belch	Jack Olson
Nina Price	Richard Sills
Mike Miller	Steve Damerow
Brian Johnson	Nina Factor
John Krousouloudis	Peggy Sontag

I. Call to Order- Establish Quorum

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

II. Approval of the Minutes and the Consent Agenda

Co-President Gary Lesser and Director John Lund moved and seconded to approve of meeting minutes of the Executive Board meeting held on December 16, 2020 and the consent agenda.



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III. Public Comment

Jack Olson submitted two questions about the golf course, by e-mail.

Question 1: In last month's meeting, when the long-term planning topic came up, most of the discussion centered around the need to plan for the "inevitable failure of the golf course". I was surprised to hear that comment, since it appeared to me that RVR Golf had a remarkably successful year, and I think they are in a good position to do even better this coming season. Did I misunderstand, or do some board members think failure of the golf course is imminent? If so, why?

RJ Spurrier expressed he may have overstated the concerns of the golf course in his comments at the previous Board meeting and no one on the Board including himself feels that failure of the golf course is imminent in any way. He is thinking much more long term about what he feels is an inevitable shift with the golf course property and believes the RVRMA should have a contingency plan should the golf course get into the situation it was in three years ago. At the time, the RVRMA was caught by surprise and there is no reason to be caught by surprise again and we need to make sure we can aggressively protect RVR homeowner's interest.

Question 2: Does the board have any interest in doing what it can to help RVR Golf succeed?

Gary Lesser addressed this and stated "Of course the board is interested in doing what it can to help the golf course succeed. Having a successful, aesthetically pleasing course is good for all of us.

How can we *help* RVR Golf? Who better to ask than RVR Golf?

Cathy and I met in December with Red and Julie. It was an excellent exchange of information. One of the things discussed was, "How can we help you?"

I will let Red and Julie say more about this shortly, but here was the main takeaway, from my perspective: RVR can be helpful by communicating more effectively to homeowners about the importance of respecting the boundaries between RVR homes and the golf course property. That was primarily it. They did not ask for our help promoting golf, or the restaurant.



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In a few minutes, they can share more about how we can work together, and how RVR homeowners can be better neighbors to the golf course that runs through our beautiful community.”

IV. Golf Course Operations Update

Julie and Red shared some highlights of the golf course operations and performance.

2019: 21% increase in rounds and 2020 saw a 44% increase. Financially the golf course is doing better than its entire history.

Red clarified that he and Julie operate the golf course, separate from the course's owner. Red and Julie have an operating lease. Red's vision is to make it viable, profitable and successful to be able to reinvest capital.

The original contract was a four-year lease on the golf course with a 15-year option after that. He also has the first right of refusal to purchase the golf property. His long-term vision is that if the current owner decides to sell, then Red would like to purchase the course.

Julie shared what she believes to be the benefits of having a golf course in the community. The course is a “Youth on Course” golf course, which is a program in Colorado where kids 18 and under can join for \$35/year and play several courses throughout the state for \$5 each round. The golf pro, Steve Vandyke, has a nonprofit, Youth Golf Colorado. They are looking at a summer camp that combines golf and fly fishing. They also donate hundreds of rounds for charities. They are promoting RVR throughout the state. There is also free yoga on the first tee, and this is open to the community. They encourage sledding on the sledding hill and promote having everyone park in their parking lot to free up the parking at the Ranch House. The course also provides groomed cross country ski trails. They host several charity tournaments each year and a new addition this year will be the Carbondale Arts first golf fundraiser tournament. They do the PGA card qualifications tournaments. Chef Clay is doing meals for seniors even as the Homestead is closed. He also did a lunch program for local schools. So, both sides of the operation are offering many services to the community. Red and Julie's ultimate goal is to be a welcoming community gathering place and the rationale for most of their decision making.

Red and Julie hope for a symbiotic relationship where residents can take part in the program they offer, and they can continue to run a pristine golf course in the RVR backyard. Julie



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elaborated the challenge of adequately insuring the golf course, which includes a requirement for the golf course to be private and off limits, to minimize their liability.

Red emphasized the need for the community to understand the course is private property.

In response to questions about the type of fertilizer and pesticides that are used on the course Julie deferred to needing more information from Chad but noted he did win an environmental steward award for the golf course. Red also stated he would find out when Chad is dropping fertilizer on the course and let the RVR Community know.

As for the participation and support of the golf course by RVR owners, an estimated 18% of the community are golfers. Of the 30,000 rounds this summer about 15 to 20% were from RVR and the rest were from the community and other areas of Colorado. A significant percentage of their traffic is out of town golfers. As for the restaurant the RVR locals support is a likely lower percentage than that of golf play.

V. Management Update (*reports attached*)

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

VI. Committee Reports

- **Landscape Committee**

The Landscape Committee met Thursday, January 7, 2021 by Zoom videoconference. Two homeowners who called in to the meeting, Richard Sills and Stan Kleban, spoke during the public comment period.

The committee continued to discuss and familiarize ourselves with the location of common areas under the committee's purview. The committee discussed the Old Town exterior fencing and will put together a preliminary plan for review at the next committee meeting. Replacement trees around Orchard Park, Heritage Ponds and other common areas were discussed. The committee needs to identify replacement trees, selected from the Town of Carbondale approved tree list, in February for order placement.



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The committee discussed 2020 weed spraying and how ineffective it was. Sterling is working with the spraying contractor on chemicals which will be used in 2021. We will then complete a communication plan detailing the homeowner notification process, as well as notifying non-RVR homeowners, such as those who come into RVR for the parks or walking on RVR sidewalks.

The next meeting will be held on February 4, 2021, via Zoom.

- **Long-Range Planning Committee**

The LRP committee met via Zoom videoconference on January 12. In addition to the committee members, Todd Richmond, Laura Hanssen and two community members, Sam Louras and Carl Hostetter, were also in attendance (virtually).

Strategic Capital Expenditure: Todd joined to provide the committee with information about how the capital reserve works, the use of the reserve study to set capital reserve dues and how any major capital expenditures recommended by the LRP committee could be funded. He answered several questions, including a hypothetical question about \$500,000 that could be needed in 5 years for capital improvement projects. In round figures, in order to build that amount into the reserve fund, it would mean increasing reserve dues by \$200/year or \$18/month per family for that 5-year period.

Gathering Data and Information: The committee is working off an outline of all kinds of data and information that is needed and is discussing various options for investigating those issues. Using the example of tennis, which probably should be expanded to consider all court sports, there are questions about the usage, demand and future interest of homeowners, the conditions of the facility, the relevance of other nearby facilities and the staffing arrangements. Some useful information can be gleaned from those currently involved in the tennis programs and from operations data from the Ranch House; but it also will be necessary to learn what homeowners are thinking about tennis and other court sports.

The committee discussed whether to tackle each such topic separately, i.e. tennis, the pools and hot tub, fitness, social programs, etc. and Leslie and Michael are going to take a stab at doing that with tennis. However, there are numerous other topics, and it has also become clear the committee needs to start a good dialogue with homeowners, through surveys and otherwise, to be able to have any sort of handle on what to recommend.



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Reach out to Sub Associations: Related to that, the committee is also going to try to reach out via the various sub-associations to determine what is important to them. Bill is taking the lead on this; but both he, Carl Hostetter from the Boundary and Laura on behalf of Old Town, say that it is a real challenge to get folks involved or engaged.

Surveys: The committee is also considering various approaches for getting good survey responses. They have discussed the pro and cons and options for increasing participation, like some sort of drawing giveaway for those who respond. We are going to start with some brief 5-6 question surveys in the Weekly News and see what sort of response we get. It was certainly encouraging to have some homeowners join the last meeting via Zoom and they had some helpful input.

The next meeting will be held via Zoom on February 9 at 1:00pm.

VII. Old Business

- **Update on IT Projects**

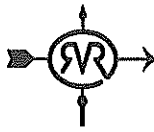
A contract has been signed with a club automation company that will replace the current CSI system used at the front desk system. The new system will streamline the membership process and information and eliminate redundancy with current databases. We will be moving to a fully state-of-the-art system, which includes an improved web-based software and a mobile app. Kudos were given to RVR accountant James Maguire and homeowner Hugh Sontag for leading the charge in obtaining a significant discount with the vendor. Laura Hanssen was recognized for taking charge of evaluating the databases, having the perspective of the end user, and helping find the “best-in-class” solution.

- **Vehicle Parking and Storage Addendum (attached)**

Motion: Director RJ Spurrier and Secretary Ben Johnston moved and seconded to approve the proposed Vehicle Parking and Storage Addendum. The motion passed unanimously.

- **Speeding in RVR**

The Town of Carbondale recently did a study on speeding on 8th street in Carbondale which is a street they had received many complaints about, and they found that despite the perception, only about 5% of the cars were speeding. If RVR were to use the same model it would likely be a similar finding if they did a speeding study in RVR.



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Sterling did some research on radar to monitor the speeding with the suggestion they put them on post and move them around. There was a great deal of Board discussion around feelings about speeding in RVR the need for regulating it and deterring it and a variety of ideas on what mechanisms would be the best way to gather data and to determine who is speeding.

It was requested that Sterling go back to Town of Carbondale Engineer Kevin Schorzman and see if RVR pays for the signs, would the Town put them up.

Cathy suggested an RVR representative talk about the speeding issue with the Town at Town Council meetings.

Sterling will talk to the Town to see if they will partner with RVR on speed monitoring and look at similar signs with cameras or radar to video offenders. Both ideas will come back to the Board at a future meeting.

- **Historical Markers**

A price quote has come in on historical markers and Gary has reached out the Mt. Sopris Historical Society to see if they want to partner with RVR on this project. He is waiting to hear back from them.

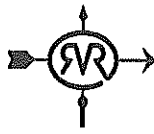
Motion: Co-President Gary Lesser and Secretary Ben Johnston made a motion to authorize funding for the historical markers in an amount not to exceed \$5,000 and before the money is spent, Gary will provide the Board with a firm proposal. The motion passed unanimously.

- **Updates on check signing limits.**

Checking signing is an issue of administrative expediency because currently the Board is required, by its own policy, to sign all checks regardless of the amount. It is proposed that Sterling or Kendra can sign checks up to \$2,500.

For our protection Vectra (RVR's bank) will provide copies of all checks that are written.

Motion: Co-President Cathy and Director RJ Spurrier moved that all checks are prepared by the accounting department, and the General Manager and Community Services Manager be added as signers on the River Valley Ranch Master Association operating account. In addition, Sterling



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and Kendra would be allowed to sign checks individually up to \$2,500, and as co-signor with a Board authorized signer for amounts up to and including \$5,000. Checks for amounts above \$5,000 must be signed by two (2) Board authorized signers. The motion passed unanimously.

- **Recognition of Town of Carbondale Liaison**

Gary Lesser wanted to formally recognize an RVR homeowner for his service to the community. "On behalf of the Board, I would like to formally recognize John Krousouloudis, "John K," for obvious reasons -- for his outstanding service to the RVR Community.

Every month, John pores over the Town of Carbondale meeting agendas to see if there is anything of interest or relevance to RVR. If you have ever seen the Town's meeting packets, you know they often run to 150 or more pages. John must have been an early disciple of the Evelyn Wood speedreading program; whenever I look at the Town's Trustee packet, my eyes glaze over after an hour or two. Every month, like clockwork, John makes his way through all the details, and lets Cathy and me know what is of consequence to us.

While John likes to toil in anonymity and obscurity, and do his work quietly in the background, we want to say "thank you" for all he does for RVR. It is much appreciated.

In your corporate life, John, Shell would have given you a plaque or certificate, or trip to Hawaii for this. Tonight, we simply give you our thanks. Thank you, John K."

VIII. New Business

- **PPE Report**

Loan forgiveness for the 2020 loan

Motion: Director John Lund and Co-President Gary Lesser moved to approve that accountant James Maguire move forward with having the PPP loan forgiven in the amount of \$155,900. The motion passed with 6 votes. Director Laura Hanssen abstained.

James explained RVRMA does not qualify for the second round of PPP loans as a 25% reduction in revenue needs to be shown in any one quarter in 2020 compared to 2019. RVRMA does not meet that threshold.



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- **Reallocation of Funds for Old Town, Settlement and RVRMA to Reserve**

Motion: Co-Presidents Cathy and Gary Lesser moved and seconded to approve the reallocation of any excess funds from the 2020 operating budget to reserves for Old Town, Settlement and RVRMA. The motion passed unanimously.

- **Old Town Advisory Board Approval**

The Board approved Old Town Advisory Board members for 2021: Wolf Gensch, Alicia Kelleher, Sarah Jane Johnson, Michelle Lazar and Steve Laverty.

Laura Hanssen will be the appointed Board liaison to Old Town Advisory Board

- **Settlement Advisory Board Approval**

The Board approved Settlement Advisory Board members for 2021: William Brown, Larry Bogatz, Chuck Torinus, Bob Schoofs and Tim Racke.

Ben Johnston will be the appointed Board liaison for the Settlement.

Motion: Director John Lund and Co-President Cathy Cooney moved and seconded to approve the recommended advisory boards and Board liaisons for both Old Town and the Settlement. The motion passed unanimously.

- **Budget Postmortem- (attached)**
- **Capital Expense Request**

Sterling made recommendations to the Board for the purchase of the following from operating and capital expense funds as designated:

1. Maintenance on air ducts (operating)
2. Touchless water stations (capital)
3. Thermal sensors for temperature scans of staff and members at Ranch House (capital)

Motion: Director RJ Spurrier moved to approve all the recommended expenses but there was not a second.



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Motion: Director RJ Spurrier and Co-President Gary Lesser moved and seconded to approve everything except the seek scan system. 3 in favor and 4 not in favor. The motion did not pass.

IX. Adjourn

Motion: Treasurer, Todd Richmond and Director, Laura Hanssen moved and seconded to adjourn the meeting. The motion was passed unanimously. The meeting adjourned at 7:45.

RANCH HOUSE REPORT 1.27.21 - Kendra Ford

The Ranch House amenities are continuing to be used and appreciated by our owners. The average gym use has stayed steady since early December at about 26/day as well as the lap pool at 22/day and the Hot Tubs 16/day.

On Friday January 8th we were able to increase the gym reservation numbers to 6 per reservation block again due to Garfield County's designation by the State going to "Orange Level". We are still functioning under a "no guest" policy at this time.

We have installed touchless hand sanitizer stations by the doors of the facilities for members for entering and exiting the building and continue to get positive feedback on the measures being taken for sanitizing and social distancing in all areas of the building.

During the holiday weeks over 200 custom RVR facemask were handed out to owners as well as RVR tumblers. Due to popular demand more facemask will soon be available, and messaging will go out once they are in.

Below are some brief updates:

- **Events-**

The "Day of Holiday Magic" event had a beautiful turnout of adults and children. There were reindeer and a sleigh for photo opportunities, pictures printed on sight for holiday memories, an RVR thrown ice sculpture, giveaways and a hot chocolate bar for everyone with delicious "adult" mix in options.

The "Light Up RVR" house decorating contest had 14 entries. The prizes presented the 1st, 2nd and 3rd place winners were 1st – Pine Creek Cookhouse Sleighride and lunch for 2, 2nd- a large basket of items from the Kitchen Collage and 3rd place (tied) -gift certificates for Avalanche Ranch. We are looking forward to making this a new annual tradition and getting more owners involved next year.

This Thursday the 28th there will a Full Moon X-Country ski event on the golf course with drinks provided by Homestead Bar & Grill and dinner by High Country (mobile) Wood Fire Pizza (pizza, salad and dessert).

We are continuing to work on creative ways to provide our community with events to look forward to that are festive and safe and have so enjoyed the enthusiasm and turnout we have for them.

- **Staff**

Every staff goes through a COVID screening daily and wears mask throughout their day while working for RVR. We have biweekly staff meetings to keep everyone in the loop on all current issues within the community and facilities, review facility usage, member questions and concerns and any issues that arise with new protocols and guidelines. Our staff faces personal challenges with COVID protocols with

family issues, kids and school and unexpected staffing challenges. We cannot commend and recognize them each enough for the unbelievable team work and willingness to cover each other and working together to keep the Ranch House open running for our members.

- **Communications**

There will upcoming focus and messaging to the community on utilizing the RVR website as a main source of information. The banner at the top of the page has real time announcements and notices and the website home page directs owners to all necessary and helpful information as it relates to the community. We hope to get owners to utilize the website on a daily basis as a primary resource.

An email has been created so owners can reach out directly to a Board member and that is boardofdirectors@rvrcommunity.com .

Design Review Committee Report for December 2020

The DRC meeting schedules continue to be at least a month out for scheduling, and we receive a steady request for predesign meetings indicating we will continue to have new applications coming into us through the spring.

Currently we have:

20 -homes under construction

15- finalized by DRC and in for permitting with TOC

13 -applications in front of DRC for review

48 total active DRC files

(for comparison : January 2019 had 29 active DRC applications and January 2018 had 20 active DRC applications.)



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General Manager's Monthly Report to the Board of Directors

January 27, 2021

Governance

- Ranch House plans were digitally sent to Nina Price & John Lund for the work effort of the Long-Range Planning Committee.
- Original plans and maps were borrowed from Brian Leasure and copies made for the Landscape Committee to help with their planning efforts.

Facilities

- CDPHE places our County at level Orange. Garfield County Public Health says Red. We will continue to maintain safety for all guests at the Ranch House and will maintain restrictions to the highest level by either authority. The defined occupancy for all areas of the Ranch House is restricted to 25% room capacity. The Garfield County Public Health and CDPHE tracking shows a 40% decrease in reported cases for the 2-week period of 1-9-21 thru 1-22-21. When the county and state indicate that our community has reached a level Yellow, we will be able to open to an increased number of occupants using the Ranch House amenities.
- Hugh Sontag, working with the IT committee, has worked out contract terms for updated software to replace our club management system. The enhanced program will begin implementation next month and give owners a better experience in making reservations and allow us to track usage of the facility.
- A storage container was rented for 6 months to hold the excess exercise equipment, desks, chairs, items that were blocking clearances to our mechanical systems in the basement. These items aren't being used at this time as a result of social distance requirements.

Grounds

- The new playground at Orchard Park is installed and the playground is open to the public. A perimeter edging material will be selected and installed in the spring.
- The gate between the end of Perry Ridge Dr. and Crystal Bridge Dr. have been closed and locked by the Town of Carbondale Fire and Police Department. This was documented in the original plans for the PUD as emergency access crossing the Master Common Area.
- The contracts for lawn care maintenance have been finalized for 2021. We will continue our relationship with Rocky Mountain Custom Landscapes for this valuable service.
- The contracts for painting and staining the homes in the Old Town and Settlement neighborhoods have been completed with Mid-Valley Painting for a fourth year.



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Irrigation

- The annual irrigation reconciliation meeting has not happened as of 1/22. We are waiting accounting for the last month of 2020 to be complete. We held a preliminary budget meeting with the Golf Course Superintendent, Chad Weaber, to outline the scope of maintenance, repair, and improvement work for 2021. This work includes improvements to the pump in the upper bench booster station to increase water delivery 200 gpm.
- We have arranged with our irrigation supplier, CPS, to credit all of our fittings. They will stock, inventory, and maintain our materials for the season and collect and give us credit for any unused materials at irrigation season end.

Neighborhoods

- **Boundary** – An owner contacted us about installing (at his expense) a memorial bench for Susan Hammon, a previous Boundary resident. This would replace the existing ½ log bench which is falling apart.
- **Crystal Bluffs** – has a new Sub-Association organization. Peggy Beeler is now President. Chris Coyle is serving as Vice-President. Cindy Barnes now oversees the landscape.
- **The 24** – No report.
- **Old Town** – No report.
- **The Settlement** - No report.



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The following homeowners have been notified of a non-compliance at their address. These issues were last observed 1/22/21.

Address	1 st Notice	2 nd Notice	Non-Compliance	Non-Compliance	Non-Compliance	Status
473 Boundary	In Person	Call & Written	Non –Approved Landscape			Fine
475 Boundary	In Person	Call & Written	Non –Approved Landscape			Fine
481 Boundary	Note In Door	Call & Written	Non –Approved Landscape			Fine
483 Boundary	In Person	Call & Written	Non –Approved Landscape			Fine
641 North Bridge	In person		Political Sign			
4141 Crystal Bridge	In Person	In Person	Political Sign			
904 Cedar Creek	Call	Email	Yard waste	Broken fence		
1096 Heritage	In Person		Political signs	Lawn ornaments	Non-approved trampoline	
409 Crystal Canyon	In Person		Bicycles stored outside			
959 Cedar Creek	Email		Trash cans out	Materials storage		
201 Crystal Canyon	Email		Trash cans out			Resolved
389 Crystal Canyon	Person	Email	Material storage			Resolved
66 Ferguson.	In Person		Political sign			Resolved
229 Holland Thompson	In Person	Email	Vehicle storage			Resolved
241 Holland Thompson	Door Note		Vehicle storage			Resolved
1170 Heritage	Email		Trash cans out			Resolved
678 North Bridge	Door Note		Yard Sign			Resolved
3850 Crystal Bridge	Person	Email	Trash cans out			Resolved
4066 Crystal Bridge	In Person	Email	Vehicle Storage			Resolved
4132 Crystal Bridge	Door	Email	Vehicle storage	Material storage		Resolved

Financial Report

December 2020

Prepared by James Maguire

Budget vs Actual – Year End

The books are finalized for year ending 2020.

We ended with a net surplus of \$160,208.97 which, with the approval of the Board, can be transferred to reserves as of 01/01/2021. This is less than last year's surplus of \$188K.

Out of a total income budget of \$2.461M, we grossed \$2.459M which is less than a 0.1% variance.

Out of a total expense budget of \$2.461M, we spent \$2.299M which is a 6.5% variance.

I believe we lost approximately \$100K of income directly related to the Covid restrictions.

However, we proportionately saved about \$77K in expenses due to the Covid restrictions.

We also had an extraordinary year for real estate sales in RVR which boosted our DRC income by \$48K and property transfer income by \$39K over budget.

Other significant numbers:

- Payroll and Personnel costs were under budget by \$116K
- Legal Fees were under budget by \$20K, mostly attributed to no Golf legal fees.
- Cleaning labor was over budget by \$37K since we outsourced cleaning to Simon.
- Irrigation R&M was over budget by \$29K

I have included a 10 year comparison table and chart in the financial reports this month so you can see our financial trajectory over the last decade. Income and Expenses have increased by approximately \$1M each over the last 10 years.

Reserve Funds

The ending balance of the reserve fund for 2020 is \$1,685,821

The total amount spent from the reserve fund in 2020 was \$261,609.

Here were the major reserve projects for 2020:

- \$76,000 Trucks and trailers
- \$63,760 Triangle Park playground
- \$58,926 Orchard Park playground
- \$26,155 Ranch House playground

Further detail can be found in the Reserve Spending Tracking on page 3 of the financial reports.

Investments

In 2020, we opened an account at Edward Jones and invested in CD's and other interest-bearing accounts. We earned \$26,420 in interest in 2020 which is an increase of \$7,850 over last year.

We currently have 3 CD's that will mature in 2021 and 2 that will mature in 2022.

The current total dollars invested in CD's at year end is approximately \$787,000

Further detail can be found on the Balance Sheet.

Dues (A/R)

There was \$9 in A/R as of year-end. Kudos to the homeowners for paying their dues on time. I upgraded our ability for homeowners to sign up for autopay in 2020 and many have taken advantage of it.

PPP Loan

On April 17, we received \$155,800 in SBA Payroll Protection Loan proceeds with the expectation that it would be forgiven. We will be applying for forgiveness in the 1st quarter of 2021.

The SBA has opened a 2nd round of funding. However, River Valley Ranch does not qualify. Businesses must demonstrate a loss of 25% or more in any quarter in 2020 compared to the same quarter in 2019. We do not meet this threshold, so it is not even an option to apply.

Landscape Committee Report
January 2021

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The committee continued to discuss and familiarize ourselves with the location of common areas under the committee's purview. We discussed the Old Town exterior fence and will put together a preliminary plan for review at the next committee meeting. Replacement trees around Orchard Park, Heritage Ponds and other common areas were discussed. The committee needs to identify replacement trees, selected from the Town of Carbondale approved tree list, in February for order placement.

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