



RIVER VALLEY RANCH

**RVRMA EXECUTIVE BOARD
MONTHLY MEETING**

**Wednesday, February 24, 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

Management Attendees

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

Homeowner Attendees

Guest Speakers

Carbondale Historical Society, Suzanne Gray

Wolf Gensch	Sarah Jane Johnson
Leslie Marcus	John Cahill
Richard Sills	Sarah Murr
John Krousouloudis	

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

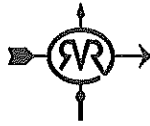
Co-President Gary Lesser and Secretary Ben Johnston moved and seconded to approve the meeting minutes of the Executive Board meeting held on January 24, 2021 and the consent agenda for tonight's meeting.

III. Public Comment

Leslie Marcus commented on beautifying Orchard Park now that the playground equipment is installed. The most immediate need being the landscaping around the edges and corners. She offered to work with Sterling and the Landscape committee on determining what will be planted and a plan for volunteers to help.

IV. Management Update (reports attached)

- Ranch House Report: Kendra Ford
- Operational Report: Sterling Page



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Sterling noted that builders will be required to abide by the parking map he shared in his report, which will also be shared with the community. The parking plan was established in conjunction with the Town of Carbondale, and they will help enforce it. There will be fines levied to repeat offenders up to \$1,000 if builders/sub-contractors do not comply.

- **Finance Report: James Maguire**

V. **Committee Reports**

- **Landscape Committee**

The committee continued to discuss replacement trees and quantities needed. Sterling stated that 44 trees would be needed for Heritage area: 18 for Orchard Park and about 50 in other common areas. Susan Carrese asked that we look at adding a few evergreen trees to Orchard Park, maybe near the historical structure. Sterling can order trees now and will use the staff maintenance crew to plant the trees throughout the summer.

The committee reviewed the weed spraying communication plan. Sterling stated the chemicals being used will be provided to homeowners, along with the timeline for spraying, in the weekly newsletter. Sterling will also coordinate with the Boundary, Crystal Bluffs, and the 24 regarding the spraying schedule.

The committee discussed a few new projects: landscaping around the Ranch House and the pool, the North Entrance Island, and plantings near the "River Valley Ranch" stone wall. Sterling updated the committee on the landscaping contract for these areas. Walk-arounds of these areas will occur in Spring, hopefully April, to determine next steps.

Alicia, along with Wolf Gensch, Sarah Jane Johnson, Michelle Lazar, and Steve Laverty, were appointed by the Board to the Old Town Advisory Committee (OTAC). Alicia said they had an informal meet-and-greet on Feb. 10 and will have another meeting on Feb. 23 to elect officers. The Landscape Committee will look to Alicia to convey to the OTAC items we are looking at that affect Old Town homeowners.

At the next meeting on March 4, weather willing, we will plan a walk of Old Town to understand the condition of the exterior fence and Orchard Park to review tree placement. Sterling stated that the irrigation sprinklers that are causing the water damage on the Old Town fencing will be moved this Spring.



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- **Long-Range Planning Committee**

Survey had 80 responses. Ran it twice. There are some themes -and what people value about RVR are the setting, the friendly neighborhood, natural surroundings, and facilities. Of the 85 who responded over 85% were over age 55 and above. Over 90% plan to eat at the golf course restaurant and 59% plan to play golf. This is just an early summary as they are still digesting all the feedback from the survey.

The Long-Range Planning Committee continues its work to gather input from the community and investigate the issues. The Committee met on February 9, 2021 and continues to meet monthly. The first survey has yielded 80 responses so far. People over 54 comprise 85% of the people living in the responding homes. Children under 18 comprise 21%. Full time residents comprise 85% of the respondents. Over 94% said they planned to patronize the Homestead Restaurant in the coming year and 59% said they planned to use the golf course. Resident's value the natural beauty of RVR, the neighborliness, the Ranch House facilities, the location, and several other things. They expressed concerns about maintaining those values and amenities, especially as the development ages and becomes fully built out. The Committee is considering ways to get more responses. There are approximately 500 owners at RVR, so this response rate is below 20%.

The Committee also continues to investigate various aspects of RVR and is currently focused on the Tennis Courts and on the Pools and Hot Tub area. They are speaking with both staff and stakeholders for those programs. They are planning some poolside events in May to gather more community input about those facilities.

VI. Old Business

- **Speeding in RVR**

The Town of Carbondale is not in a position where they can partner with RVR to install signs or be involved in any traffic mitigation.

At the last Board meeting, the idea of photographing offenders was suggested and since then we have learned this is not legal.

Sterling's recommendation is for RVR to consider various signage options to remind drivers of what the speed limit as this is often the most effective strategy.



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The reminders are also within the scope of what an HOA can do. He suggested RVR purchase radar feedback signs.

Motion: Director John Lund and Co President Gary Lesser moved and seconded to purchase one radar feedback sign. The motion was passed unanimously.

- **Historical Markers**

Gary Lesser gave an overview of the Historical Marker project:

“Today’s presentation is for your information only. We will come back to you, probably next month or perhaps April, with a formal and final presentation – including a plan, with costs, and specific locations.

We would like to have the project completed in time for start of summer season.

Last month, the Board approved, in concept, Historical Markers. The idea for these markers was born out of curiosity, looking at old structures on RVR common area property, and wondering – what is that? Where did it come from?

We established a relationship with the Carbondale Historical Society, which is actively collaborating with us on what we are calling the “RVR History Trail.”

The RVR Master Association is providing the resources, the vision and the land, and the Historical Society is providing the historical knowledge and context.

The project celebrates the rich history of this area, over the past 175 years – from when it was a Ute Indian settlement, through the Thompsons and Hollands, and on to what it is today: RVR. You will hear more about that history in a minute.

We think this “RVR History Trail” could promote “Heritage tourism” – to possibly bring new faces to RVR, to learn more about it, and our history.

It is a good way to integrate RVR more into the overall Carbondale community, rather than just being “those guys on the golf course.”

We are developing a loop; we are calling it the RVR History Trail. It is a 2.6-mile loop that starts at the Ranch House, runs to North Bridge Drive, continues along Crystal Bridge Drive, and returns to the Ranch House along River Valley Ranch Boulevard.

The History Trail takes about an hour to walk, 15 minutes on a bicycle, and a couple of hours if you stop to read the information in our Historical Markers.



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That is the view from 30,000 feet. That is the vision.

Now I would like to introduce Sue Gray, vice president of the Carbondale Historical Society. Sue has been our partner in this effort to map out an RVR History Trail.

I have asked her to give a historical overview of this area, to help us all understand how we got from a Ute Indian settlement in the mid-1800s to the RVR of today.”

Suzanne Gray from the Carbondale Historical Society presented a slide show and history of the families that settled and ranched the area that is now the RVR community.

- **Memberships**

Sterling presented the Board with the requested data regarding the types of memberships RVR currently offers and how many members there are of each type.

There was also conversation around the need for a closer look to be taken at who falls under the “membership” category for each household and/or extended family members of households.

The Board agreed to send in questions to Sterling by the Monday after the Board meeting regarding the membership data that was provided to them. Memberships will be on the agenda for the next meeting, and it is anticipated this will be an ongoing topic for future meeting as well.

- **Board Retreats**

The overall sense of the Board members was to hold off on a retreat until the meetings can be comfortably held outside.

New Business

- **401K for Staff**

In his financial report he had shared a summary of what the Edward Jones representative laid out about the options for RVR. James suggested that the Simple IRA could make the most sense for an organization the size of RVR. There was significant discussion and questions around what the differences are between the two options. It was suggested the Board send questions to James by Monday and give him an opportunity to answer them so those with questions will have the information they would like for the next Board meeting.

The Board asked James to put a side-by-side comparison together of the differences between the Simple IRA and the 401k.



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VII. Adjourn

Motion: Co-President Gary Lesser and Secretary Ben Johnston moved and seconded to adjourn the meeting. The motion was passed unanimously. The meeting adjourned at 7:15 pm.

RANCH HOUSE REPORT 2.24.2021 - Kendra Ford

As we soon approach the year mark from when we closed the Ranch House completely, the next big thing on the horizon for the Ranch House staff will be working together on our COVID strategy for the spring and summer Ranch House activities both inside and outside. We will continue with the reservation system and a reservation will be required for anyone who wants to use the Ranch House or attend an event.

We will be looking at what additions and changes we can make to the activities we will be able to offer. If there will be a time when we can allow guest and what that will look like? We do know there is not any difference from level yellow (our current level) to level blue (the next step up) in the percentage or number of people who can use any specific area so when that designation changes at some point we will remain at the same capacity for each area of the Ranch House inside and out that we are now. The only level that will see some minor changes will be when and if we go to level green (Protect our Neighbors). We will be doing significant messaging in late March around what you can expect with spring and summer activities.

We are still at a "no guest" policy and are requesting that everyone who wants to use the Ranch House facilities makes a reservation in advance on their own. This should not be done on a walk-in basis or through phone calls to the front desk.

- **Events-**

The Full Moon X-Country Ski event saw a full capacity turn out of homeowners, and it was a beautiful evening with bonfires, freshly made wood fired pizzas, cocktails on the back patio of the Homestead and a lot of neighbors getting to enjoy each other's company in a safe setting.

This week we are hosting a sledding event on Friday the 26th from 4 to 6pm with another go at the mobile High Country Wood Pizzas, adult drinks and hot chocolate. As of today, we have 65 rsvp's for 75 spots. The community continues to be supportive of these outside events even in the heart of winter, so it is evident we all want to gather and see each other and are willing to be a little out of our comforts to do it so we are planning more outside events and the next one will be for St. Patrick's Day. The good news is it will only be getting warmer!

It is the time of year for showing the artwork of kids in our community and our staff's personal favorite time of year for artwork at the Ranch House. We have art from 12 of our RVR kid right now and are featuring them weekly in the newsletter. We encourage the Board and the community to stop by and look at what is on display and the efforts and creativity of these kiddos!

Event surveys are now being sent out to those who have attended one so if attend an event please watch your inbox for a survey afterwards to give you an opportunity to provide feedback so we know what you loved, what you would change and what you hope to see in the future. The events are for the community, so it matters to us what you think about them!

- **Fitness Classes**

There are some weekend workshops lined up in March and we plan to continue with similar offerings into the spring. Our next steps with fitness will be to start thinking about indoor classes for the owners who are ready to get back into the in-person group setting.

- **Communications**

There is a new email so owners can communicate directly with the Board. The email is boardofdirectors@rvrcommunity.com we will start to incorporate this into some obvious messaging, so the community is aware of it this.

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:

15 -homes under construction

18– finalized by DRC waiting on permit.

12 –applications in front of DRC for review

44 total active DRC files



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General Manager’s Monthly Report to the Board of Directors

February 24, 2021

Governance

- Parking of construction vehicles has and will continue to burden our streets for the next few years. The areas of Perry Ridge and Crystal Canyon will see the most impact. After meeting with Chief Wilson and Maria Farias, Ordinance Officer for the Town of Carbondale, I created a map detailing proposed parking areas along streets and arterials. This was submitted to the TOC PD for review and approved for distribution. We will work closely with the PD to educate and enforce parking such that owners, contractors, and emergency services will have adequate access when needed.
- Speeding in RVR is the precursor to parking problems. Folks, owners, guests, and contractors just can’t wait to get to work or back home. The TOC is preparing to do a traffic study this spring in RVR beginning in late April or May. I have requested the following areas for study. RVR Drive, North Bridge, Crystal Bridge below the Perry Ridge intersection, Crystal Canyon below the 15-16 crossing and the South Crystal Bridge area.
- The Town of Carbondale has indicated that they have designated and budgeted for streets that will be getting radar feedback (RF) signs in the future. RVR already posts speed limit signs at all entrances to our community thus, placing us farther down the list in the greater Carbondale area. We may post RF signs or use a trailer mounted portable system as needed to help drivers remember and be aware.

Speed limit signs with radar feedback (displays how fast you are going).

Speed Aware 9" RF Speed Sign/ 60W	\$3,078.85
Sa-So 12" RF Sign/ 30W data tracker/Bluetooth	\$3,500.00
Sa-So 18" RF Sign / 100W Trailer data tracker/Bluetooth	\$7,185.00



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Operations

- CDPHE places Garfield County at level yellow on the state COVID dial. The Garfield County Public Health and CDPHE tracking shows a 58% decrease in reported cases for the latest 2-week period ending 2-16-2021 a definite trend in the right direction. The occupancy for all areas of the Ranch House is restricted to 50% room capacity but is further limited by social distancing. Facilities will be capped at the current limits of social distancing as long as the public health order is in effect. We continue to maintain safety for all guests at the Ranch House and maintain restrictions until we are all free to move about the country.
- Our new software package has been delayed by the vendor. They offered to begin implementation on July 15, this summer in the heat of our busy season. They agreed to delay the start of the project until November 1, this fall. We will continue to work with the existing system this year. Both the old (CSI) and new (Club Automation) system are owned by DAXKO so they will work out the integration and relationship between themselves.
- Our annual Ranch House closure entailed both annual and maintenance tasks. The largest task involved cleaning the HVAC ducts. This hadn't been done in 20 years but should be on a regularly scheduled maintenance plan. Comments by regular facility users indicated that the system moved more air and it was warmer. Other work included drain, clean and refill the hot tubs and lap pool, replacement of the sand filter for the large hot tub, and inspections of the fire sprinklers and back flow preventer on our water supply.

Sub-Associations & Neighborhoods

- **Boundary** – No Report
- **Crystal Bluffs** – No Report
- **The 24** – No report.
- **Old Town** – Scheduled their first Advisory Committee meeting with new appointees.
- **The Settlement** – Scheduling their first Advisor Committee meeting in March.



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The following homeowners have been notified of a non-compliance at their address. These issues were last observed 2/18/2021.

Address	1 st Notice	2 nd Notice	Non-Compliance	Non-Compliance	Non-Compliance	Status
473 Boundary	In Person	Call & Written	Non-Approved Landscape			Enforcement Committee
475 Boundary	In Person	Call & Written	Non-Approved Landscape			Enforcement Committee
481 Boundary	Note in Door	Call & Written	Non-Approved Landscape			Enforcement Committee
483 Boundary	In Person	Call & Written	Non-Approved Landscape			Enforcement Committee
641 North Bridge	In person	Door Note	Political Sign			
904 Cedar Creek	Call	Email	Broken fence			In progress
1096 Heritage	In Person		Political signs In windows	Lawn ornaments	Non-approved trampoline	
409 Crystal Canyon	In Person	Door Note	Bicycles stored outside	Trash Cans		Resolved
44 South Bridge	In Person		RV w/ plow in driveway			
714 Perry Ridge	In Person		Guest parking grass / island			
700 Perry Ridge	In Person		Guest parking grass / island			
162 Sopris Mesa	In Person		Const. parking grass / island			
158 Sopris Mesa	In Person		Const. parking grass / island			
233 Crystal Canyon	In Person		Const. parking grass / island			



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Grounds-Travis Green

- Pruning trees bordering the streets to a height of 14' per town of Carbondale recommendation. The limbs are chipped and hauled to the bio-recycle center at the Glenwood Springs South Canyon sanitation facility.
- We are creating a new way of logging the maintenance and irrigation work that is being done. Every maintenance employee is filling out a work log each day detailing what task were completed and the time it took to complete each task. This is to create some accountability for each employee and to create a work log/ task list that can be carried over to the following year if it is a reoccurring task. I then turn these work logs into weekly reviews and add the reoccurring tasks to our maintenance calendar.

Irrigation – Travis Green

- We are working with CPS (irrigation supplier) to get a quote for new irrigation controllers across the entire neighborhood. The goals we have are to give us more control of the irrigation system remotely as well as more advanced features to efficiently irrigate and save on water usage.
- CPS has completed the delivery and stocking of our irrigation parts included in our early buy from December 2020. This is shaping up to be a great partnership.
- Refurbish 27 clay valves that supply the main irrigation lines throughout the neighborhood.
- Label all valve boxes in old town containing each homes irrigation shutoff with their address (waiting on the snow to melt to do the homes on the South side of Holland Thompson).
- Replace large sand filter to large hot tub, replace spa light, retro fit suction covers in spas as the originals are no longer in production.
- Replace worn out dog stations throughout the community.
- Paint walls surrounding lap pool entry and spa equipment in the basement.