



RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MONTHLY MEETING

**Wednesday, April 28, 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
Laura Hanssen, Director
RJ Spurrier, Director

Management Attendees

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

Homeowner Attendees

Frosty Merriott
Wolf Gensch
Patti Crockett
Richard Sills
Mark and Susan Alberty
Karen Hessel
Michael Banbury
Frank Goldsmith
Sarah Murr
Gary Wesselink
John Krousouloudis
Carl Hostetter
Kathy and John Schoenecker

I. Call to Order- Establish Quorum

II. Approval of the Minutes and the Consent Agenda

- Approval of meeting minutes of the Executive Board meeting held on March 24, 2021.

MOTION: Board Co-President Gary Lesser and Treasurer Todd Richmond moved and seconded to approve the minutes from the March 24, 2021 meeting.

III. Public Comment

Frosty Merriott spoke about several issues including fire season safety, tree trimming, water conservation, “cat law” in TOC, payment for Board service. The Board asked him to submit his write up on these issues so they can review it in greater detail by topic.



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Karen Hessel asked for an exception to be made for the recent RV purchase she has made that currently does not conform to our Master Declaration restrictions around vehicle storage and parking regarding RVs. Karen pointed out her RV is smaller than some permitted vehicles. Karen is going to submit an official request in writing to the Board.

IV. **Management Update** (attached)

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

V. **Committee Reports**

- **Landscape**

The Landscape Committee conducted a walk around Orchard Park on April 1, 2021. Sterling, Alicia, Tim and Sarah (committee members) attended.

The Committee walked around Orchard Park to identify and stake locations for 12 crabapple and eight Linden trees to be planted for shade.

Before the trees are planted, Sterling will have all utilities located. This will allow Sterling/crew to finalize the placement of the trees.

Other items discussed:

- Adding power near the Orchard Park sign for lighting of new trees during the holidays
- Adding a flower bed around the Orchard Park sign
- Adding a horseshoe pit in a shady area
- Adding two more picnic tables and four more benches
- Construction of a bathroom at Orchard Park

BOARD ACTION: authorize the purchase of two picnic tables and four benches to add to Orchard Park.

BOARD DISCUSSION: pros and cons of adding a bathroom at Orchard Park.



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The next meeting will be held on **May 6, 2021 at 4pm.**

The committee will meet at the Heritage Ponds to stake for replacement trees. Management will invite those Heritage pond homeowners who had trees removed from the common area behind their homes to review tree placement and type.

MOTION: Director RJ Spurrier and Secretary Ben Johnston moved and seconded to approve the purchase of a picnic table and two benches for Orchard Park. The motion passed unanimously.

- **Long-Range Planning**

The Long-Range Planning Committee has continued looking into various aspects of the RVR facilities and community. Its members, Leslie Marcus, Nina Price, Michael Banbury, Bill Brown and John Lund (Chair) are all active and working participants in the committee's activities. As a committee we have voted in support of adding Brian Leasure to the committee and hope the Board will appoint him at the April meeting.

There were 250 responses to the survey, so about half of the owners. Nina Price has done a helpful initial summary of the results and we are following up on various comments and concerns. The committee believes the results provide a good indication of the interests, priorities, and concerns of the homeowners. We may decide to do some further surveying of members using a professional. If we do so, it would likely be after we have developed some initial options and cost profiles for improvements. The further survey would be used to gain feedback on those more specific options.

We have reached out to four possible candidates for assistance in developing conceptual ideas for improvements to the facilities and related costs. We plan to take a "Goldilocks" approach where there is a range of options developed for consideration by the community. We would welcome the Board members participation in that design process and will likely also convene groups of homeowners for their input. At this point we are working to get proposals and quotes from the four candidates, who are DHM, Design Works, McMahon and Stan Clausen Associates.

We have Town Halls scheduled on the pool deck for May 13 and May 16 and have begun sending notices about them in the Weekly News. We also intend to reach out to people who gave contact information in their survey responses and encourage them to attend. Of course, we would encourage and welcome everyone from the Board to one or both of those sessions. The plan is to focus on the pools and related outdoor areas, discuss the various issues and options that have surfaced and get input. We expect comments about other



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topics as well and will assess whether we should hold further sessions about other aspects of planning.

MOTION: Secretary Ben Johnston and Director RJ Spurrier moved and seconded to add Brian Leasure to the Long-Range Planning Committee. The motion passed unanimously.

VI. Old Business

- **Vehicle Parking and Storage**

Sterling has had the opportunity to talk to all but one owner in the community about their recreational vehicles. He shared that in most cases, the issues have already been remedied. Starting Tuesday May 3 there will be notices of violations issued to those who have RV's and other non-permitted vehicles parked in their driveways after daylight hours.

- **RVR History Trail**

Gary Lesser gave a little background on the RVR History Trail, the full extent of which was presented at a previous Board meeting. He asked whether the Board had any concerns about the possible influx of schools and groups walking the trail in RVR. The Board continues to be supportive of the project and is not concerned about the possible increased pedestrian traffic. He expects to bring a final proposal to the Board for approval at the May meeting.

- **Guest Policy for Pool 2021**

MOTION: Secretary Ben Johnston and Treasurer Todd Richmond moved and seconded to change the guest policy from last summer which allowed for two guests during the morning reservation block to five guests per household allowed at all three reservation blocks for the summer of 2021.

- **Golf Committee Restart**

Gary encouraged the Board to keep the golf course issues on their radar, so the Board and the Community are prepared to deal with the possibilities and are not taken by surprise again when development issues resurface. He suggested the golf committee reconvene so they can have conversations around a contingency plan.

MOTION: Co-President Gary Lesser and Director Laura Hanssen moved and seconded to approve reinstating the Golf Committee. The motion passed unanimously.



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- **Board Retreat**

The Board agreed they are all ready to meet in person and get this scheduled. The plan would be to meet outside and have inside as the backup for weather. Gary, Todd and Laura will meet to draft a proposed agenda for the retreat, as well as possible dates.

VII. **New Business**

- Budget review and reserves

The Board requested more before approving what was submitted. It was recommended a group of board members (Todd Richmond, Cathy Cooney and John Lund) do a closer analysis with Sterling. Some of the items may require rough bids. After this review the reserve budget will go back in front of the Board.

- RVR position on community issues

The Board agreed it is not the role of the RVRMA to take positions regarding Town of Carbondale and community or political issues.

Action Item: Gary and Kendra will work on a standard write up for owners who request HOA involvement in issues.

VIII. **Adjourn**

MOTION: Secretary Ben Johnston and Todd Richmond moved and seconded to adjourn at 7:00 pm. The Motion passed unanimously.

IX. **Executive Session**

Personnel