



RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MONTHLY MEETING

**Wednesday May 26, 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
John Lund, Director

Management Attendees

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

Homeowner Attendees

Susan Alberty
Richard Sills
Mitch Meyers
Stan Kleban
Wolf Gensch
Susan Evanoff
Patti and Steve Crockett

I. Call to Order- Establish Quorum

II. Approval of the Minutes

Approval of meeting minutes of the Executive Board meeting held on April 28, 2021.

MOTION: Gary Lesser and Todd Richmond moved and seconded to approve the minutes from the April 28, 2021 meeting.

III. Public Comment

IV. Management Update (attached)

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



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V. Committee Reports

- **Landscape**

The Landscape Committee conducted a walk around at the Heritage Ponds on May 6. Sterling and Sarah attended. Homeowners who attended were Tom and Sue Meason, Mila Rossi, Jill Brewer, Jim Ross, and Sherry and Mike Grillot, who all have homes in the area near the ponds.

The walk around identified the cottonwood trees that had been removed about two years ago. We discussed with homeowner's possible replacement tree locations and tree varieties.

Replacement trees identified will be: 6 Amur Maples, 16 Crabapples, and 4 Linden.

Before the trees are planted, Sterling will have RVR maintenance crews reroute the ditch on the upper pond (beside Runne/Naus home) and replace the wooden bridge to sustain the weight of the equipment needed to dig holes for the trees.

Other items discussed:

- Replacement of the broken bridge over the connector between the two ponds (behind the Rossi home)
- Very tall wooden planters placed at the back of the Brian Hart property, which do not appear to comply with DRC guidelines. This is not a Landscape Committee issue, but it is of interest to Sterling and the neighbors.
- Homeowner calling the golf course to increase water flow into pond; the RVRMA should be managing water flow into the pond and homeowners should not direct this activity.

BOARD ACTION: None

The next meeting will be held on **June 3, 2021 at 4 pm.** Weather permitting, the committee members will walk around Old Town to observe weeds in common areas that were not sprayed with weed killer, at the request of nearby homeowners, during routine weed mitigation spraying throughout RVR in April. The committee will also evaluate North RVR entrance flower beds.

- **Long-Range Planning** (*attached*)

John Lund noted the committee is interested in bringing on another member and the Board agreed there should be a reach out in the newsletter to generate some interest.



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- **Golf Committee**

The Golf Advisory Committee met on May 17. The committee discussed the current environment with the RVR golf course, what has changed over the past two years, and what is likely to take place in the near future.

VI. Old Business

- **RVR History Trail**

Gary discussed the History Trail panels which were on display at the Ranch House and the review period has been extended for a week. He encouraged the Board to spend time on them and make some notes. He and Sue Gray, Carbondale Historical Society VP, will address the feedback and make the changes. They are planning on somewhat of a “grand opening” with some local media involved and hope to have many local kids involved.

- **Board Retreat**

Theme of the retreat will be “What is RVR today, what do we want it to be tomorrow, and how do we get there?” A facilitator will be needed. The proposal is for three half-day sessions staggered through the summer. After some discussion it was decided to work on changing the schedule and timing and revisit options at the June meeting.

- **Future Board Meeting Locations**

Cathy Cooney took a poll of the Board members to see who wants to continue on Zoom and who wants to go back to in person meetings. Four out of seven opted to continue to meet on Zoom for at least the next meeting in June.

- **Approval of Capital Expenditures**

The proposed new irrigation control system can be monitored and controlled from phones, will allow for efficient control of zones, reports, safety shut down ability automatically and geo map sprinkler heads. The total cost will be \$191,000 which will be done in stages and will take a year and half to completed.

MOTION: Cathy Cooney and John Lund moved and seconded to approve the proposed capital expenditures for the CPS model. Sterling and Todd will work through specific cost issues.



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VII. New Business

- **Executive Board Meeting Schedule Aug thru Dec 2021** (*attached*)

MOTION: Gary Lesser and John Lund moved and seconded to approve the updated Executive Board meeting schedule August through December 2021.

- **Call for Candidates and Election Timeline**

The timeline for the call for candidates was presented to the Board for informational purposes (*see attached*).

- **Wind/Solar Energy for Ranch House**

Sterling's assessment after reviewing materials for both options is that in the long run it will be more cost effective and efficient for RVR to go with solar, however, a new roof is needed on the Ranch House before solar panels are installed.

RJ suggested James do a report on the rate of change of cost. This topic will be revisited in the fall.

- **Budget impact of DRC Revenue**

It was decided to include this analysis and discussion with the yearly budget discussion.

- **Improvements of Adjacent Lots**

Cathy noted there are two directions this discussion will focus on. One is if the Board wants to help individual owner's problem solve and come up with a variety of personal plans for what each owner wants to do with lots they own. The other is if the Board wants to look at the impact and interest of the overall community and make decisions from that position.

The Board needs clarity on what the exact issues are and what the Master Declaration says about them.

VIII. Adjourn

MOTION: Laura Hanssen and RJ Spurrier moved and seconded to adjourn at 7:16 pm. The motion passed unanimously.

IX. Executive Session

Personnel