



## RIVER VALLEY RANCH

### RVRMA EXECUTIVE BOARD MONTHLY MEETING

Wednesday June 23, 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  
Travis Green, Landscape Superintendent

<u>Homeowner Attendees</u>	
Wolf Gensch	Frosty Merriott
Steve Laverty	Patti and Steve Crockett
Betsy Gatehouse	Yvonne Perry
Robert Hubbell	Michael Banbury
Mary Patton	Frank Goldsmith
Cindy Barnes	Stan Kleban
Sarah Murr	Jack Olson
John Krousouloudis	John Runne
Cindy Barnes	Kathy and John Schoenecker
John and Arlene McNally	Cari Shurman
	Richard Sills

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#### I. Call to Order- Establish Quorum

#### II. Approval of the Minutes

- Approval of meeting minutes of the Executive Board meeting held on May 26, 2021.

**Motion:** Gary Lesser and Laura Hanssen moved and seconded to approve the meeting minutes from May 26, 2021.

#### III. Consent Agenda

**Motion:** Ben Johnston and RJ Spurrier moved and seconded to approve the Consent Agenda. The motion passed unanimously.



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### IV. Public Comment

Frosty Merriott complimented the hanging baskets and the wildfire discussion with the fire department. He expressed concern about water conservation and requested irrigation is run every other day.

Stan Kleban suggests someone on staff be tasked with driving around to note violations and fine those who are not in compliance.

Yvonne Perry congratulated the staff on navigating the pandemic for the last 18 months. She made request of changes she would like to see happen at the pool. 1. She would like reservation blocks to be eliminated; 2. Not have towels provided and requested cost of this service; 3. Adult swim during the hours the pool is closed between reservation blocks; 4. More shade provided around the pool area.

### III. Management Updates (attached)

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

### IV. Committee Reports (attached)

- Landscape
- Long-Range Planning
- Golf

### V. Old Business

- RVR History Trail

Gary Lesser noted there will be two additional panels which will be about the Ute Indians who lived here prior to the Europeans. He also thanked the Board for the original approval of \$5,000 for the project and asked for a motion to increase the amount to \$6,000.

**Motion:** Gary Lesser and RJ Spurrier moved and seconded a motion not to exceed \$6,000 to complete the History Trail project. The motion passed unanimously.



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- **Board Retreat**

The theme of the retreat will be “What is RVR today and what do we want it to be tomorrow, and how do we get from today to tomorrow”. The dates of the retreat are August 23, October 26, and a November date is being considered and not yet decided. Laura Hanssen proposed using Andrea Palm Porter from Roaring Fork Leadership to be the facilitator. She has over 30 years’ experience. Her work would include doing some organizational research, interviewing board members and relevant staff to have a clear understanding of RVR history and she would then facilitate and provide summaries of each meeting and do all preparation for the next one. Laura expressed she believes the Board needs clarity on how to handle the challenges ahead and these workshops will help the Board with getting a road map to get there. The proposed location for the retreat is a conference room at the Carbondale Public Library.

**Motion:** Laura Hanssen and Gary Lesser made a motion and seconded to approve the proposal from Roaring Fork Leadership for facilitating the Board Retreat at the cost of \$8500. The motion passed unanimously.

- **Locations of Future Board Meetings**

Starting with the July meeting the Board will be in person. There will be audio available to those who want to call in and will likely be continue through the Zoom platform.

- **Election Update**

Michael Banbury, Clarence Blackwell, and current Board member RJ Spurrier have stepped forward as candidates for the two open positions on the Board. The announcement of the candidates and their bios will be circulated and a meet-and-greet event will be scheduled. The election will be conducted by electronic ballot beginning on July 6 with a deadline for voting of July 16.

- **Improvement of Adjacent Lots**

There was significant discussion around the issues involved with request to improve adjacent lots for use other than a single-family home. A recommendation was made to put a moratorium on any request to improve lots for anything other than single family homes until such time that the DRC and Board have develop some clear guidelines on how to manage the request and any possible improvements. Ultimately the moratorium did not



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move forward, and the Board requested that Sterling and Kendra work with the DRC to come back in August with some recommendations for a solution if they get requests.

### VI. New Business

- **Annual Meeting Plan**

The Annual meeting will be held in person on July 21<sup>st</sup> at 6:30 following the regular meeting of the Executive Board. Depending on the RSVP numbers the location will be the Barn or the Ranch House. Food and drinks will be provided.

- **View Easements Resolution**

The DRC and the HOA does not have the ability to designate view easements.

**Motion:** Gary Lesser and Ben Johnston moved and seconded that the association place a moratorium on any applications for view easements until such time as the Design Guidelines may be amended to address the current legal deficiencies and otherwise address appropriate consideration of views. The motion passed unanimously.

- **Proposed DRC Riparian Area Amendment**

**Motion:** Laura Hanssen and Ben Johnston moved and seconded to accept the proposed DRC Amendment to section 6.72.

- **Construction Deficiencies**

For the purpose of protecting the Association from unfinished construction the Board requested Ben and Sterling explore options like contractor bonds and come back to the Board with recommendations.

### VII. Adjourn

**Motion:** Gary Lesser and Laura Hanssen moved and seconded to adjourn the meeting. The motion passed unanimously.

### VIII. Executive Session

Consultation with legal counsel