

RVRMA EXECUTIVE BOARD MEETING
Wednesday, April 26, 2023 at 5:30 p.m.
Ranch House Conference Room and Zoom
Meeting

Executive Board of Directors

Michael Banbury, President
John Lund, Vice President
Todd Richmond, Treasurer
Ben Johnston, Secretary
Laura Hanssen, Director
RJ Spurrier, Director
Sherry Stripling, Director

Management Attendees

Ashley Lynch, General Manager
James Maguire, Controller
Jessica Hennessy, Director of Design Review &
Admin. Services
Ali Royer, Director of Programming & Community
Engagement
Travis Green, Facilities & Grounds Superintendent

I. Call to Order- Establish Quorum

II. Approval of Minutes and the Consent Agenda

- Approval of Meeting Minutes of the RVRMA Executive Board Meeting held on Wednesday, March 22 2023.

III. Public Comment

- Comments in public comment are for agenda items only.

IV. Committee Report

- Long Range Planning

V. Month End Financial Review – James Maguire *(info.)*

VI. Management Update

- General Manager Report- Ashley Lynch
- Programming & Community Engagement Report- Ali Royer
- DRC Report- Jessica Hennessy
- Finance Report- James Maguire
- Outside Service Report- Travis Green

VII. Old Business

- Short Term Rental – Survey Results and Next Steps

VIII. New Business

- Update to Eligible Users of Ranch House

IX. Adjourn

RVRMA EXECUTIVE BOARD MEETING
DRAFT- Wednesday, March 22, 2023, at 5:30 p.m.
Ranch House Conference Room and Zoom
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Management Attendees

Ashley Lynch, General Manager
James Maguire, Controller
Jessica Hennessy, Director of Design Review &
Admin. Services
Ali Royer, Director of Programming & Community
Engagement (*Absent*)
Travis Green, Facilities & Grounds Superintendent
(*Via Zoom*)

Homeowner attendees:

Via Zoom

Patti Crockett
Diane Cavarra
Neil Baron
Paul Brown
John Krousouloudis
Todor Radmilovich
Tami Cassetty
Joel Aronoff

In-Person

Steve Laverty
Carl Hostetter
Stan Kleban

I. Call to Order- Establish Quorum

- **Board President** Michael Banbury, called the meeting to order at 5:30 p.m.

II. Approval of Minutes and the Consent Agenda

- Approval of Meeting Minutes of the RVRMA Executive Board Meeting held on Wednesday, Feb. 22, 2022.

Motion: Board Vice President, John Lund and Director-at-Large, RJ Spurrier, moved and seconded the approval of the consent agenda and meeting minutes of the RVRMA Executive Board meeting held on Wednesday, Feb. 22, 2023. The motion passed unanimously.

III. Public Comment

Stan Kleban commented that he felt there are some inadequacies in the Long Range Plan. Stan stated that he felt that a previous board member wanted to change the complexion of the HOA. Stan added that he believes that there are items that need to be replaced at the Ranch House including a large boiler and roof replacement that should take priority. Stan continued to say that he believes pickle ball courts are an unnecessary addition.

Steve Laverty commented on the long range planning process. Steve stated that his comments are not about the merits of the Long Range Planning Committee but about the process. Steve noted that he believes that the Long Range Planning Committee could be characterized as “the wants” and the reserve study could be characterized as “the needs.” Steve recommended that the board go through the expenditures that are needed out of the reserve fund, publish them, add them up, and homeowners should understand the balance left and what the projected reserve funding over the next two to four years. Steve also asked that survey results be released to the community. Steve added that he would project out the HOA dues, reserve fund dues and the special assessment that would be required for whatever we do out of the long range planning committee over the next 3 to 4 years. Then at that point we can socialize the “wants” from the long range plan.

Carl Hostetter commented that he appreciates all the hard work from the staff during the closure and the Ranch House looks great.

Sarah Gilbertson commented that she supports what the first two speakers generally said. Sarah commented that she appreciates the distinction between wants and needs. Sarah noted that she is a racquet sports fanatic and a professional sports marketing person. Sarah commented that there should be more thought put into programming of the pickle ball courts, a strategy by how they will be used and consult with the RVR Tennis Pro. Sarah added that the noise piece should be really thought through carefully.

John Krousouloudis commented that he supports the comments that the two-gentleman made earlier. John noted that you can always hire consultants that come up with great ideas but it all costs money. John commented that increases on the HOA monthly fees have been incredible over the past few years. John stated that it’s easy to spend \$3 or \$4 million dollars here and there, but we need to be very careful where we are headed as a community.

Todor Radmilovich commented that he and others in the community are awaiting response to three transparency questions that were submitted on March 10 regarding what he believes is biased STR (short term rental) survey questions included in the community survey. As a follow-up Todor wanted to share that he

has experience in designing surveys for academic research from a consulting career. Todor noted that he observed the survey suffers from three or four material biases. Two instances of informational bias, first by not sharing the new Town of Carbondale limitations in taxes and fees that severely limit short term rental growth in RVR. Todor noted that this could result in poor responses based on misconceptions that are no longer accurate in many cases. Todor also noted that he thought there were misleading terms in the survey. Todor continued to say that survey questions gave the impression that the board is saying that new town restrictions result in more than 25 percent STR homes. Todor stated that he and several other families sincerely hope and trust that the board will not use survey results as input for any decision or actions that may result in harm or damage to community members involved in STR's. Finally, Todor asked that staff include his March 10 email to be shared to the community.

IV. Committee Report

- **Long Range Planning**

John Lund began by saying that it is incorrect that the RVR tennis pro was not consulted during long range planning. He continued to say that the LRP committee also consulted with Jim Noyes, who is an RVR resident, avid pickle ball player and instrumental in the creation of the local Town of Carbondale Pickle Ball Courts. Jim shared that pickle ball players are so avid, that they would welcome more courts in the area, and it would add to the excitement. Pickle ball courts located near the Ranch House facility would add to the sense of community and there was a very strong assertion of interest from the community to add pickle ball, according to the survey, and it would be irresponsible for us to ignore that.

Sherry commented that she was pleased to see the design of the mailroom and the fact that it would be enclosed.

Laura Hanssen stated that she was nervous about the noise pickle ball would produce but understands why it is on the plan and she supports the process moving forward.

Ben Johnston, RVR Board Secretary, commented that he has been following along and noticed that the focus has been on the Ranch House, rightfully so. He then asked if there was consideration with other improvements in the RVR neighborhood? John commented that there are other spaces and other issues that encompass RVR. However, the intention was to give a list of key items that came up through the process.

V. Month End Financial Review – James Maguire

James Maguire, RVRMA Controller, shared a Financial Presentation which featured February's performance, year-to-date budget versus actual and the reserve fund.

February's high-level view of budget vs actual showed income and cost of goods sold were spot on and expenses were under budget by \$3,740 which is less than a 2% variance.

Year-to-date reflects a similar picture for February. Income and cost of goods sold were spot on and expenses were \$7,786 under budget, again less than a 2% variance. We are running at an \$8,300 net surplus for the year so far.

James shared a graphical representation of January and February expenses plus COG's. Both months showed actual costs were contained within budget.

James drilled down on the year-to-date income (sorted by variance). Investment income is still soaring over the budgeted amount because of our increased investment and interest rates. Membership is also up. These include ADU and Thompson Corner memberships. On the flip side, DRC income is still struggling. So far, we've only brought in \$12,000. For comparison, last year at this time, we brought in \$28,000 in DRC income. We are less than half of last year's income on this line. Fitness is down slightly because fitness fees were not charged in January.

James continued with year-to-date expenses in order of variance of under and over budget. Grounds was under budget by \$9,000 mostly due to timing. For instance, last year at this time we spent close to \$8,000 on pool repairs but this year we've only spent \$5,000. The same is true for equipment repair and tennis court maintenance.

Personnel costs are under budget by \$4,700 which is only a 2% variance of the \$213,000 budget to date. DRC expenses are down because the DRC income is down. Events are down just slightly mostly due to timing.

Looking from the bottom up, reserve account expenses are surplus of investment income being moved to the reserve account on the balance sheet. Only irrigation and legal fees are slightly over budget. We are \$7,787 below budget for expenses for the year.

James ended by sharing a snapshot of the reserve fund. The beginning balance was \$2.058 million, and we brought in close to \$45,000. We spent \$13,000 on new security cameras and \$13,000 on a new tennis court roller. Ending balance in the reserve account for February 28 was \$2.077 million.

VI. Management Update

- **General Manager Report- Ashley Lynch**

Ashley commented that the Crystal River Restoration project is moving forward and that staging of equipment was his biggest question on the matter. Ashley commented that a handicap ramp will be a major project and will be located near RVR homes near Crystal Bridge.

Ashley added that the staff is looking at a software program called Pay HOA as a new tool. He commented that its intended use, in the short run, is for storage of information. The intention was to look for simplicity in the platform. He added that it has the capability for a payment platform for owners, but we would not use that feature, at least right away.

- **Programming & Community Engagement Report- Ali Royer**
- **DRC Report- Jessica Hennessy**
- **Finance Report- James Maguire**
- **Outside Service Report- Travis Green**

VII. Old Business

- **Release of LRP Concept for Community Feedback**

Mike commented that the long range planning concept drawings shared in the packet are the most recent iteration of where we are for a proposed plan. John added that the question is not whether we hire a contractor and start building from the drawings but whether or not we tell the McMahan group that this is the plan that should be circulated to the community for global conversation and get a sense of what the community really wants.

Laura thanked John, Michael Banbury and the committee for all their hard work and noted that they must have gone back to the drawing board many times to get to where they are on the plan currently. The level of effort and amount of time they volunteered is astronomical.

John commented that the driver has always been to make the facility enhance the community. John added that the whole “needs and wants” thing is real but that it may not be as black and white as people make it out to be. There are things that need to be done to this building to make it work for another 25 years and the committee has tried to structure around that and hopefully we will not do this again in 5 years.

It was asked if the pool would be heated year-round. Ashley commented that the cost for that would be astronomical from a gas price perspective.

It was commented that there is a good concept around the new bar layout with an increase in the food offerings. The new bar would present more of a social hub and connection to the community.

Laura stated that she wanted to be clear about what the board is doing tonight. She added that there is a misconception floating around in the community that if the board votes on something tonight, we are saying that we approve this and we are forcing it on the community. However, what is really happening is the board is process driven and ready to present this to the community for discussion. John replied that Laura's comments are completely accurate. John used the example of pickle ball on the plan and emphasized that pickle ball is only an option in this to be thought about and looked at for consideration and input.

RJ commented that what the board is facing tonight, is that they are ready to share with homeowners and gather feedback. We are not far enough along to allow our homeowners an organized opportunity to be presented this in detail, in a thoughtful and clear way and to gather their feedback.

Todd commented that he strongly believes that the board is obligated to think long term. The main purpose of the board is to think long term and maintain the value of the community. He added that it would be good to get the plan in front of the community.

Ben added that he sees this as just another step in the process.

RJ stated that he appreciates Steve's comments about wants and needs.

Motion: Mike Banbury and RJ motioned and seconded to allow the Long Range Planning Committee to work with McMahon to share the plan to the community. The motion passed unanimously.

VIII. New Business

- **769 Perry Ridge DRC Appeal**

Mike Banbury announced that there was an appeal hearing for a home in the Design Review Process on Perry Ridge the previous evening. Mike commented that both the DRC and Owners had a chance to comment, and

the board listened. Ultimately, the board voted to uphold the DRC's decision regarding structural elements staying within the building envelope.

It was commented that section 4.11 in the guidelines could be amended to have more clear language. It was also noted that the issues with section 4.11 in the guidelines did not impact the decision of the hearing.

Ashley added that the DRC has been tasked to review the guidelines for an upcoming amended and restated Design Guidelines document.

- **Board Survey Update**
(Note: this topic was slated to be discussed as the final topic of discussion but was shared during the GM report.)

Ashley stated that there have been 314 responses for the community survey so far and that the survey will close on March 31.

Ashley also reviewed some highlights of the survey including a Quality-of-Life rating of 8.1 overall. Ashley also shared that 41 percent of homeowners said they were very unwilling to “an additional HOA assessment” to update the Ranch House, 12.5 percent said they were somewhat unwilling, and 17 percent said they were very willing. As far as the STR issue, 48.7 percent said they would like to have no STR's in RVR. It was noted that Robin Boyar would help collate the information and organize the data in a fashion that is easy to share and digest.

IX. **Adjourn**

Motion: Mike and RJ moved and seconded to adjourn the meeting. The meeting adjourned at 6:51 p.m.



April 26th, 2023

Governance

- We have implemented a new HOA software system that we are very excited about
 - PayHOA has proven to be a system that is affordable, simple and robust enough to meet our needs with a great graphic interface
 - We also have the ability to export data should ever choose to go into a different direction.
- To ensure the control of noxious weeds, a notice went out to vacant lot owners notifying them of upcoming spot spraying and offering them to opt out. The raw cost of this service will be billed to owners
 - This had been a consistent process in years past, though it was not followed through pandemic years.

Staffing

- We have hired front desk staff.
- We continue to seek assistance on our irrigation staff. Should anyone from the community have recommendations/referrals, we would welcome them.

Operations

- We are seeking a qualified interior designer to help guide us in efforts to improve the Ranch House (small scale projects that need to be addressed).
 - We are hoping to find an RVR resident who would be willing to offer a simple high-level consultation.
 - In light of potential future updates, we want to ensure that any aesthetic decisions are well thought out.
 - As an example, we would like to continue the painting of our locker rooms to eliminate the troublesome faux painting that exists in those areas and we want to be mindful of color selections.
- We are working on additional concrete work to the pool deck to provide temporary remedies to some deteriorating areas. This work should begin in early May.
- Main lines should be powered up by the time of the board meeting

Sub-Associations & Neighborhoods

- **The Boundary** – Meeting was held on 4/21/23 at 5pm; Hazard insurance
- **Crystal Bluffs** – no update
- **24/Fairway Residences** – No update

- **Old Town –**

- 4 homes to be painted this season. Siding repairs are underway.

- **The Settlement –**

- Siding estimates have been sent to homeowners
- Guidelines surrounding color selections have been reviewed by the DRC and issue.

- **Thompson Corner**

- HOA Annual Owner Meeting was held on 3.21.23
- No updates provided

Fitness

As we move into warmer weather, and into the off season, we see a typical decline in group fitness class attendance and gym usage. People start exercising outside more and go out of town during this time. We also have many instructors who travel now.

Fitness Continued – changing the minimum age requirement in the gym.

We've seen a trend in increased gym usage by our younger members, who are in middle and high school. The current requirement set forth in RVRMA's Rules and Regulations is 15 years old. There are around a dozen teens, who I've asked to leave the gym due to not meeting the age requirements. The great majority of the times I've gone into the gym to remind them of the rule and ask them to leave, they've been working out in a respectful and safe manner. We've heard from their parents requesting that we reconsider our rules, and a couple of kids have been working with a TAC personal trainer so they can utilize the gym, which is a costly endeavor for the families.

We have a unique opportunity to support and shape the kids in our community by providing a safe outlet to create healthy habits.

At the same time, we want to ensure gym users of all ages can share the space and interact peacefully with one another. We propose that if a minor under 15 would like to utilize the gym, they complete a course with a TAC fitness trainer on gym etiquette and safety. We are working with TAC to create the course to ensure it includes items like phone usage, proper attire, language, sharing equipment and space, how to utilize various equipment safely, and locker room etiquette. For the months of May and June, we will provide a TAC instructor one day a week to conduct the class. With group fitness classes declining for the summer, we will stay on budget while providing this opportunity. Parents and minors under 15 who go through the fitness etiquette and safety course will also need to complete an additional waiver and meet with Ali or Ashley.

For reference, children 12 years or older can currently use the first floor of the Ranch House facilities without an adult, including the locker rooms, pool, and hot tubs.

Below is the current and proposed change to the RVRMA Rules and Regulation regarding minimum age requirements on the second floor of the Ranch House, including the gym and studio.

Current RVRMA Rules and Regulations, page 8:

7. *Children under the age of fifteen (15) are not permitted in the second floor Fitness Center of the Ranch House unless:*
 - a. *The child is at least the age of eleven (11) and has permission from their parent and the RVR Fitness Director to take a class led by an RVR approved instructor.*
 - b. *The child is at least the age of eleven (11) and exercising under the supervision of an RVR approved personal trainer.*

Proposed Change:

Children under the age of fifteen (15) are not permitted in the second floor Fitness Center of the Ranch House unless:

- 1. The child is at least the age of eleven (11) and is exercising under the supervision of their parent. The parent must remain in the gym with the child.*
- 2. The child is at least the age of eleven (11) and is exercising under the supervision of an RVR approved personal trainer and has permission from their parents and RVR management.*
- 3. The child is at least the age of thirteen (13) and has completed a course with an RVR fitness instructor for gym etiquette and safety, and parents of the child have completed an additional waiver for their child to use the gym without their supervision.*

Ranch House Usage – March

1. We had 2,448 check-ins at the Ranch House for the month of March (2,325 in February).
 - a. 2,196 were homeowners or transferred memberships (2,087 in February).
 - b. 252 were monthly Thompson Corner or ADU members (238 in February).

Staff

We are fully hired for summer staff! We have 9 returning, and 5 new employees, consisting of lifeguards, snack bar, and slide attendants.

New lifeguards have undergone their swim test, and the remainder of the training will take place May 5-7. All summer staff will attend an orientation and food safety training.

Employees from the front desk, maintenance, management, and tennis attended a CPR/first aid/AED training on April 3.

We hired a new front desk employee, Naomi...welcome Naomi!

Tennis

Cristina is back! She's been in the office and on the courts teaching lessons. Courts #2 and #3 are now open for play. Courts #4 and #5 will be open the week of 4/24. Tennis camps are filling up, and one week is waitlist only. Tennis memberships are coming in slower this year, likely due to the cold and wet weather. They've increased in the last week.

Past & Upcoming Events

March Events

- Chardonnay's Tasting
- St. Patrick's Day Potluck



- Kids' Mermaid Art Event



April Events

- Spring Eggstravaganza



- Music Jam



- Artist Happy Hour – Leah Potts
- Gardening Presentation

DRC Report April 2023 -Jessica Hennessy

The following projects were reviewed by the DRC in April:

- **Lot:** J03, 10 Crystal Canyon Drive | **Review:** Final Submittal
- **Lot:** Z21, 384 Crystal Canyon | **Review:** Revisions to Approved
- **Lot:** Z22, 394 Crystal Canyon | **Review:** First Preliminary
- **Lot:** V10, 731 Perry Ridge | **Review:** Revisions to Approved
- **Lot:** KK10, 4062 Crystal Bridge | **Review:** Deck Renovation
- **Lot:** V14, 769 Perry Ridge Rd | **Review:** Second Preliminary
- **Lot:** GG07, 119 Bowles | **Review:** First Preliminary
- **Lot:** AA05, 245 Crystal Canyon | **Review:** Site Visit, Drainage

DRC numbers:

- There are currently **28** homes in the construction phase (from breaking ground to the final inspection phase/closeout).
- There are **6** applicants in the Preliminary Design Review phase.
- There are **10** applicants finalized by DRC and waiting on permits from the Town of Carbondale.
- There are currently **44** total active DRC files.

Administrative Reviews & Other:

- Home Improvement Applications have been submitted steadily throughout the last couple of months. We have had 26 total Home Improvement Applications turned in since the beginning of the year. We love that homeowners are taking extra care and attention to their homes! Homeowners can learn more about the DRC Review Process on the website: <https://rvrma.org/home-improvement-application-2/>
- Smaller scale projects are becoming popular, e.g., deck renovations, room additions etc.

Financial Report

March 2023

Prepared by James Maguire

Budget vs Actual

March wrapped up the first quarter of 2023 and we are still on track financially. Budgeted income for March was \$262K and we brought in \$258K. DRC income is still down (-\$5K) but is washed out by gains in investment income (\$5K). There was also a shortfall of tennis membership income (\$5K). We are attributing that to the late cold weather we have had over the last 2 months. We expect this to bounce back in May.

COGS in March came in at \$5,400 out of a budgeted \$5,900.

Actual expenses were \$214K out of a budgeted \$218K, a less than 2% variance. We were slightly over in Ranch House maintenance (\$3K) due to painting the locker rooms and repairs to the steam room plumbing. We were under budget on tree maintenance by \$9K due to a change in strategy and timing with our annual maintenance.

Bottom line for March is a net deficit of only \$177 which is less than a 1% variance.

Year-to-date numbers follow the same pattern. Total budgeted income was \$754K and we brought in \$750K, a slight shortage of \$3K which is less than 1% difference.

Budgeted COGS were \$17,600 and we spent \$17,355.

Expenses were budgeted at \$633K and we spent \$621K for a difference of \$11K or about 1.8%.

Overall, we are running at a net surplus of \$8,136.

Reserve Funds

The beginning RVRMA reserve fund balance in March was \$2,076,819.

Total reserve income for March was \$46,086, an increase of about \$1K over last month due to increased interest income.

A total of \$9,875 of reserve funds were spent in March. We replaced the handicap door openers for a cost of \$3,125 and \$6,750 was spent on long range planning consulting.

The ending balance in the reserve account was \$2,113,030.

Cash and Investments

As of March 31, the Association had \$403K in the operating checking account and \$687K in an interest bearing and insured deposit account at Edward Jones. A total of \$2.212 million is invested in 11 CD's which are laddered to mature gradually over the next 2 years. Some of these are earning over 5% interest. We expect to raise around \$80,000 this year for the reserve account through interest income.

River Valley Ranch Master Association
PUBLIC - Profit & Loss Budget Performance
March 2023

	March	Budget	YTD Actual	YTD Budget	Annual Budget
Income					
Assessments	218,276	218,308	654,982	654,924	2,619,700
Memberships	4,096	3,500	12,523	9,300	69,700
Swim & Fitness.	684	1,000	1,468	3,000	21,000
Tennis Programming Income	10,100	15,000	10,100	15,000	187,000
Homeowner Reimbursable Assessmt	9,186	9,000	27,060	27,000	117,000
Other Income	15,210	15,000	44,310	44,700	220,700
Total Income	257,552	261,808	750,443	753,924	3,235,100
Cost of Goods Sold					
Swim & Fitness	4,403	5,000	13,608	15,000	70,500
Tennis	0	0	0	0	154,500
Concessions	840	400	1,676	1,100	24,300
Credit Card Fees	162	500	2,071	1,500	6,000
Total COGS	5,405	5,900	17,355	17,600	255,300
Gross Profit	252,147	255,908	733,088	736,324	2,979,800
Expense					
Personnel	106,174	106,492	314,412	319,476	1,492,400
Grounds	14,294	23,491	25,067	43,473	360,500
Irrigation	5,925	6,205	19,558	18,615	123,500
Ranch House Expenses	13,597	10,555	42,863	39,165	139,400
Utilities	11,228	11,040	36,921	36,420	144,000
Administrative	10,824	8,958	31,662	26,878	107,500
Finance	184	300	327	900	5,100
Design Review Committee	2,327	3,500	5,729	10,500	42,000
RVR Community Expenses	3,850	6,750	9,665	14,750	76,000
Reserve Accounts	46,086	40,783	134,950	122,349	489,400
Total Expense	214,489	218,074	621,154	632,526	2,979,800
Net Surplus / Deficit	37,658	37,834	111,934	103,798	0

River Valley Ranch Master Association

Public - Balance Sheet

As of March 31, 2023

ASSETS

Current Assets

Checking/Savings

Wells Fargo Operating 2674 403,149

Investment Accounts 2,898,972

Total Checking/Savings 3,302,121

Accounts Receivable

Homeowner Accounts Receivable 2,910

Total Accounts Receivable 2,910

Other Current Assets

Interest Receivable 10,812

Prepaid Expenses 56,794

Undeposited Funds 424

Inventory 559

Total Other Current Assets 68,589

Total Current Assets 3,373,620

Fixed Assets 604,338

TOTAL ASSETS 3,977,958

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable - Vendors 34,579

Accounts Payable - Payroll 44,958

Accounts Payable - Payroll Tax 3,878

Accounts Payable - P&D Deposits 856,750

Total Accounts Payable 940,165

Credit Cards

Wells Fargo Credit Card 11,299

Total Credit Cards 11,299

Other Current Liabilities

Payroll Liabilities 9,531

Prepaid HOA Dues 52,424

Prepaid Income - DRC Fees 47,121

Prepaid Income - Tennis 12,180

Sales Tax Payable 207

AVLT Payable 0

Total Other Current Liabilities 121,463

Total Current Liabilities 1,072,927

Total Liabilities 1,072,927

Equity

Reserves 2,172,643

Prior Operating Fund 1,058,167

Transfers to from Reserves (604,204)

Retained Earnings 154,301

Net Income 124,122

Total Equity 2,905,029

Rounding 2

TOTAL LIABILITIES & EQUITY 3,977,958

Facilities and Grounds – Travis Green

Maintaining clay tennis courts in the Colorado climate can be difficult due to extreme temperature fluctuations, wet spring weather conditions, and dry summers. Juan Carlos and Andrew have put in extra hours over the last two weeks to get them opened as quickly as possible. We are opening the first clay tennis court on 4/18 with the others becoming available over the next several days.

Aeration and fertilizer applications have begun in the Settlement and Old Town neighborhoods as well as all parks and common areas across the community. Irrigation lines are being pressurized, Chad is performing routine maintenance on the East Side pump station so we will begin pressurizing the West side and work our way back toward him.

When starting up your sprinklers there are several steps you should take to ensure that your system is functioning properly and efficiently:

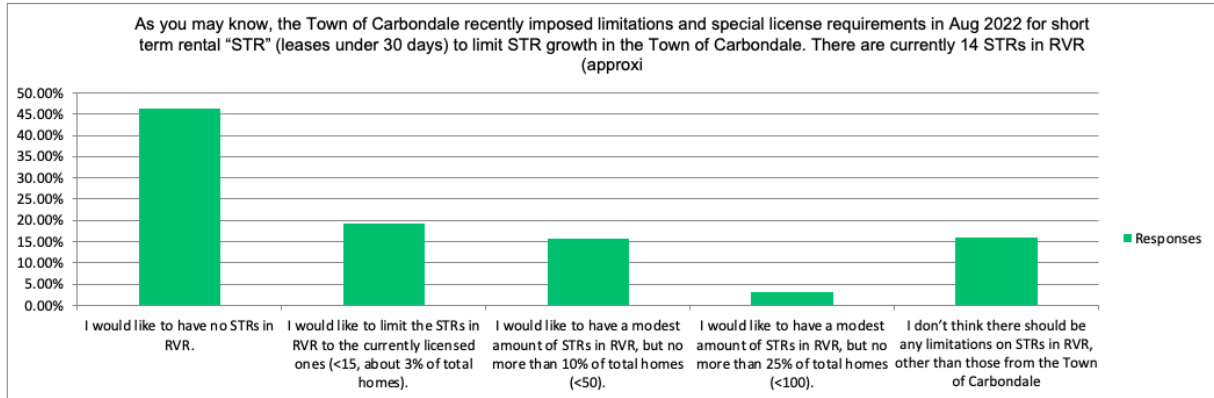
1. Check for winter damage: Inspect your sprinkler heads, valves, and pipes for any signs of damage caused by freezing temperatures during the winter months. Replace or repair any damaged components before turning on the system.
2. Clear debris: Clear away any debris, such as leaves, twigs, and dirt, that may have accumulated on or around your sprinkler heads and valves during the winter.
3. Turn on the water slowly: Turn on the water supply to your sprinkler system slowly to allow the pipes to gradually fill with water and prevent damage from water hammer.
4. Check for leaks: Once the system is pressurized, check for leaks by inspecting all sprinkler heads and valves for water seepage or pooling.
5. Adjust sprinkler heads: Check the aim and range of each sprinkler head and adjust as necessary to ensure even coverage and avoid overspray onto sidewalks, driveways, or roads.
6. Set the controller: Make sure your controller is set to the correct time and date, and adjust the watering schedule for the spring season. **Remember that our watering window is from 7 AM to 7 PM.**
7. Monitor the system: Monitor your sprinkler system for the first few days to ensure that it is working properly and efficiently, and make any necessary adjustments to the watering schedule or sprinkler heads as needed.

By following these steps, you can help ensure that your sprinkler system is functioning properly and efficiently, and provide the right amount of water for your lawn and landscape. Our crews will be following these steps over the next several weeks and we will begin a limited spring irrigation schedule around the first week of May. My primary goal is to maintain the beauty of your community sustainably while conserving water.



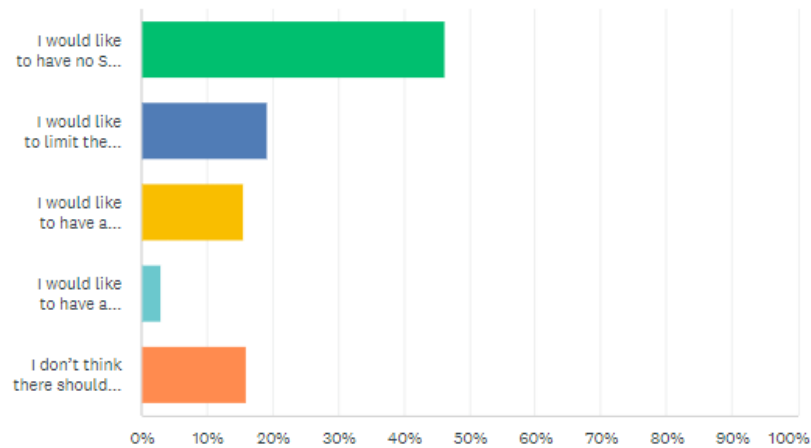
RIVER VALLEY RANCH
MASTER ASSOCIATION

Results from Board Survey Concerning STR



As you may know, the Town of Carbondale recently imposed limitations and special license requirements in Aug 2022 for short term rental “STR” (leases under 30 days) to limit STR growth in the Town of Carbondale. There are currently 14 STRs in RVR (approximately 3% of all of the homes), and they may or may not be grandfathered in according to this plan. Based on what you know and in the best of all possible worlds, what best describes your feelings towards STR rentals in RVR?

Answered: 301 Skipped: 52



ANSWER CHOICES	RESPONSES
▼ I would like to have no STRs in RVR.	46.18% 139
▼ I would like to limit the STRs in RVR to the currently licensed ones (<15, about 3% of total homes).	19.27% 58
▼ I would like to have a modest amount of STRs in RVR, but no more than 10% of total homes (<50).	15.61% 47
▼ I would like to have a modest amount of STRs in RVR, but no more than 25% of total homes (<100).	2.99% 9
▼ I don't think there should be any limitations on STRs in RVR, other than those from the Town of Carbondale	15.95% 48
TOTAL	301