



## **RIVER VALLEY RANCH**

### **RVRMA EXECUTIVE BOARD MEETING Wednesday, Feb. 28, 2024, 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  
RJ Spurrier, Director  
Sherry Stripling, Director  
Carl Hostetter, 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**

- Approval of Meeting Minutes of the RVRMA Executive Board Meeting held on Wednesday, Jan. 24, 2024.

#### **III. Public Comment**

- Comments in public comments are for agenda items only.

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

#### **V. Management Update**

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

**VI. Old Business**

- Long Range Planning Vote Update (*info.*)
- EAB Update (*info.*)

**VII. New Business**

- Allocated Interest (*info.*)
- Annual Survey (*info.*)

**VIII. Adjourn**

**RVRMA EXECUTIVE BOARD MEETING**  
**Wednesday, Jan. 24, 2023, at 5:30 p.m.**  
**Ranch House Conference Room and Zoom**  
**Meeting Minutes - Draft**

**Executive Board of Directors**

Michael Banbury, President  
John Lund, Vice President (*via Zoom*)  
Todd Richmond, Treasurer  
Ben Johnston, Secretary (*absent*)  
RJ Spurrier, Director (*Via Zoom*)  
Sherry Stripling, Director  
Carl Hostetter, Director (*via Zoom*)

**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

**Homeowner Attendees**

**In-Person:**

Marc Margulies  
Steve Laverty  
Wolf Gensch  
Cari Shurman  
Sarah Gilbertson  
Hugh Sontag

**Zoom:**

Diane Cavarra  
Paul Brown  
Nina Factor  
John Krousouloudis  
Peggy Sontag  
Karen Harvey

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

- Board President, Mike Banbury, called the meeting to order at 5:30 p.m. A quorum was established.

**II. Approval of Minutes**

- **MOTION:** Board Directors Sherry Stripling and Todd Richmond moved and seconded the approval of meeting minutes of the RVRMA Executive board meeting held on Wednesday, Dec. 13, 2023. The motion passed.

**III. Public Comment**

- Hugh Sontag commented that he is interested in the details concerning the Short-Term Rental Amendment and its implementation.
- Sarah Gilbertson thanked the board and staff for all their work that surrounded the Fourth Amendment. Sarah offered her assistance concerning the implementation of the amendment and offered to help with ways to automatically search the internet concerning a complete list of who in RVR is short term renting their home.
- Cari Shurman commented that the experience of going through the Fourth Amendment vote was fabulous and that through the process she was reminded of how great the RVR community is. Cari also said that many homeowners would like to help with implementation and perhaps a list could be provided so they can reference it to know if reservations were made prior to the recorded date of the amendment (January 25).
- Wolf Gensch commented that he echoed what Sarah mentioned and he commends the staff and the board for their help on the matter.
- John Krousouloudis thanked the board and Ashley for putting the rules together and for administrating the vote. John also commented that he would also like to hear more about how the amendment is going to be implemented.

#### IV. Committee Report

- Long Range Planning  
**The Long-Range Planning update was discussed during the Old Business portion of the meeting.**

#### Month End Financial Review – James Maguire

RVR Controller, James Maguire, shared a financial presentation featuring December's performance and 2023-year end details.

James shared that in December income was over budget by \$1,000 and expenses were over budget by \$11,000. There were extra expenses including the purchase of speed limit signs, dog waste containers, vehicle repairs, and fence repairs. The ending deficit in December was \$11,000, which was a bit higher than expected but didn't have a major impact on the overall year end performance.

James continued by sharing a slide that showcased the overall summary for year-end 2023. Actual income surpassed the budget by \$23,700 (.9%). Costs of goods sold went over budget by \$15,359 (6%) and Expenses were under budget by \$9,467 or (.4%) leaving us with a \$17,808 surplus for the year.

James then drilled down on the operating income for the year. Food and Beverage sales exceeded the budget the most by \$11,497. This is attributed to the improved menu options and overall efficiency in the snack bar. Tennis income was over by almost \$11,000 which was mostly

from increased tennis lessons. Tennis memberships were also better than expected. Memberships up by \$10,500. These include guest fees, Thompson Corner and ADU memberships to the Ranch House. At the bottom of the list is DRC Fee income which we've seen lapsing throughout the year. We ended \$18,000 below budget and have made adjustments for the 2024 budget as we expect the decline to continue. Overall, total income was \$23,700 more than budget.

Next was a detailed look at the operating expenses for the year. Personnel expenses stick out as the most under budget item for the year at \$50,000 below budget. However, since the actual and budget are such high numbers, over \$1.4 million, the variance is only 3%. Personnel costs not only include wages, but workers comp insurance, payroll taxes/fees, uniforms, training, and recruitment. DRC expenses were also down by 3% overall.

Ranch House expenses were over budget by almost \$19,000 or 14%. The majority of this came from repairs and updates to the Ranch house including plumbing and HVAC fixes, painting the locker rooms, signage around the pool, and our security system. The Admin and Finances line was also over by \$11,000. The bulk of this came from legal fees which went over budget by \$9,000 and online and computer expenses which went over budget by \$5,000. The overall net bottom line for expenses was a savings of \$9,467 only .4% under budget for the year.

Finally, James shared the ending balance for the year. As of December 1, RVRMA had a \$2.362 million reserve balance. December assessments were \$38,780 and interest income was \$9,142 for a total increase of \$47,922. December spending was \$5,594. The ending reserve balance on December 31 was \$2,404,855. The year ending for 2023 is a net surplus of \$17,807.64 out of a budget of \$2.49 million, this equates to only .72% variance. This is the lowest variance in ten years, since 2014.

## **V. Management Update**

- **General Manager Report- Ashley Lynch**

Ashley commented that many items in his report will appear later on in the agenda. Ashley added that temporary speed limit signage was added throughout the community. The Annual Ranch House closure is upcoming, and management was able to shorten it by two days this year.

- **Programming & Community Engagement Report- Ali Royer**

- **DRC Report- Jessica Hennessy**

Jessica noted that the DRC was able to perform their first grading inspection since the Twenty First Amendment was passed in November. We look forward to performing more of these grading inspections in the spring.

- **Finance Report- James Maguire**

- **Facilities & Grounds Report- Travis Green**

## **VI. Old Business**

- **Short Term Rental – Final Vote Update**

Ashley went over the final tally for the fourth amendment vote:

**Yes- 390**

**No- 110**

**Did not vote- 48**

**Total: 548**

The vote exceeded the two thirds necessary threshold to pass and will go into effect and be enforceable when it is filed with the county on January 25. Ashley added that an email notification will be sent out the evening of the board meeting updating the community with this information. As a reminder to the community the minimum lease would be 30 days. Ashley added that management does have a plan to review STR advertisements, and the Town of Carbondale is aware that the Fourth Amendment has passed in RVR.

Mike Banbury commented that there was a lot of grass roots efforts to get the amendment passed and it was impressive to see. Mike also said that as a reminder, 22% of votes cast voted to keep STR's so it would be prudent to keep in mind that there are folks in the community that may find hardship in the results of the vote. Mike emphasized that enforcement is a management job.

For those living near STR's, it's important to keep in mind that RVRMA will honor any preexisting commitments (before January 25). John Lund commented that any violations to the amendment would fall within the existing RVRMA Enforcement Policy and the appropriate process would need to be followed. Ashley agreed and noted that RVRMA would comply with HB 22-1137 and the RVRMA Enforcement policy.

- **Long Range Planning**

John commented that there was a fairly lengthy report and slide show in the board packet. It was emphasized that what was included in the packet was the result of three years of work and the Long Range Planning Committee feels as though they were very thorough and took into account a lot of community input.

The plan that the committee settled on includes several major features of enhancement around the pool deck and the main floor of the Ranch House. The plan does not include any new work upstairs at this point. Although, there may be replacement of exercise equipment as part of the overall

refresh of the entire property.

John went through the list of enhancements that are included in the plan including refurbished locker rooms, an addition to the east side of the Ranch House to accommodate ADA compliant restrooms, two ADA compliant family changing rooms and outdoor showers and storage cubbies for pool users. Positioning the new restrooms in this area will make them more accessible to tennis players and reduce traffic in the locker rooms. The family changing rooms will provide parents with young children with private changing space regardless of gender and also reduce traffic in the locker rooms

The plan also shows an expansion of the existing mail room which is a much more cost-effective option than new construction on the north side that was proposed in previous iterations of the plan.

The bar area of the great room will get a significant update to enhance service by creating more space. The space behind the bar will be opened up to create views to the pool deck and relocating food storage etc. to the space near the front desk.

What was proposed last fall for the improvement plan had a \$6,500 price tag per homeowner and the revised plan now has a \$5,500 per homeowner charge. The committee recommends that the special assessment be scheduled so that half is paid on July 1, 2024, and the second half to be paid on July 1, 2025, which fits with when the funding will be needed.

John shared that the last part of the report lined out the various reserve related projects that could be done in association with the upgrades. In the end, for a relatively small price per homeowner charge of \$5,500 we will come out with a fresh modernized Ranch House that will be a gem for the community.

The board shared their support for the plan. Comments were made as to how appreciative the board is for the committee's hard work including listening to homeowner feedback and getting creative about ways to accomplish value engineering. The board recognized the length of time that the committee has been working on the project and shared their appreciation.

There was discussion surrounding how long the vote should be and how the timeframe for voting should be included in the motion. Concern was

expressed that there would be more property transactions during a longer voting period and that was something to consider.

John commented that it would be beneficial to have more time to collect votes. He also pointed out that the vote would need a minimum quorum of 62 percent of all RVR homeowners to participate and the majority of the 60 percent quorum would decide whether or not to approve the assessments.

RJ commented that this is a very important decision for homeowners and if there was a three month window, we would likely see many votes coming through in April. RJ continued to say that last year there were two homes sold in February, one in March and three in April and if this year is like last year only 6 homes would be sold in this period. RJ added that it is a greater good to get 60 more votes to pass versus making it simpler for home sales if the voting period was longer.

The board agreed that a 90 day voting period may be the best option for this vote.

**MOTION:** John Lund motioned that the board vote in support of this plan and also authorize the presentation of a special assessment vote for a 90 day period to the community. Todd Richmond seconded the motion. Ben Johnston was not present for the vote, but submitted his proxy, in writing, to vote “in favor” on the motion. The motion passed unanimously.

## VII. New Business

- **Reallocation of Funds for Old Town, Settlement and RVRMA to Reserve**

Ashley shared that at the end of every fiscal year, the net profit or loss from the previous year is moved to or from the RVRMA reserve fund upon approval from the board. For year-end 2023, the Master Association had a \$17,807.64 surplus, \$164.11 surplus for Old Town and (\$899.19 shortfall) for Settlement. Upon board approval, the Settlement and Old Town deficits/surpluses would be added to/deducted from to their specific reserve funds, while the RVRMA surplus would be moved to the separate RVRMA reserve fund.

John commented that this surplus amounts to only \$32 per homeowner that was collected than what was needed for the year. This is excellent financial management and commendable.



Ashley thanked the staff for their work towards making this happen.

**MOTION:** John and Carl moved and seconded to shift the deficit and surplus funds to/from their specific reserve account, per Ashley's recommendation. The motion passed unanimously.

- **OTAC New Members**

Ashley commented that the Old Town Advisory Committee discussed the proposition of adding new members to bring the total number of members up from the minimum number of three to five, which is the maximum number of representatives allowable under the Committee Charter.

Three homeowners applied for the two available positions, Laura Hanssen, Collin Galbraith and Kale Lacroux. Given that only two individuals can be selected, the chair of the committee (Wolf Gensch) is recommending to the board that Laura Hanssen and Kale Lacroux be nominated to serve.

**MOTION:** Todd and Sherry motioned and seconded to support the recommendation to appoint Laura and Kale to the Old Town Advisory Committee.

## **VIII. Adjourn**

The meeting adjourned at 6:30 p.m.



**Feb 28th, 2023**

## **General Manager's Report**

### **Governance/Operations:**

- Results from the LRP/Special Assessment vote are contained in the board packet for discussion. These are the results as of 2/20/24 at 2:35pm. Votes that came in after that date are not reflected in the totals.
  - These results have not been fully audited and are subject to change prior the end of the voting period.
- RVR is planning for tree injections for spring 2024 to mitigate for EAB.
  - A detail of this scope is included in this board packet
- I am working with Carl Hostetter to coordinate a meeting with representatives of sub-associations within RVRMA (Crystal Bluffs, Boundary, Fairway Residences).
  - The goal is to increase communication and allow best practices to be shared.
- The Crystal River Restoration Project will re-start on March 15<sup>th</sup>. They will be planting in the riparian area and working on related irrigation.
  - We do not foresee major impacts to the river or to surrounding homes.
- As noted in Travis Greene's report, his team recently attended the Pro Green Conference in Denver for continuing education.
- Jessica and I will be attending a Community Associations Institute Conference for the Rocky Mountain Chapter for continuing education in early March.
- Ranch House maintenance was performed during our closure on Feb 7<sup>th</sup> to Feb 11<sup>th</sup>. Thanks to the community for allowing us to close our doors for that. The closure was abbreviated this year, but we did manage to accomplish necessary maintenance.
- Speed signage in the community continues to get positive feedback.

### **Staffing**

- We have hired an additional front desk person (Morgan Neely).
- As noted in Ali's report, she is working hard to coordinate incoming summer staff/lifeguard trainings etc.

### **Sub-Associations & Neighborhoods**

- **The Boundary** – No Updates
- **Crystal Bluffs** – they held an annual meeting on 12/5/23. Their 2024 budget was approved during the session. No further updates.
- **24/Fairway Residences** – Last Board Meeting was held on 9/14 at 9am.
- **Old Town** –
  - OTAC had a meeting on 1/30/24. New Committee members were present along with Michael Banbury (Boad Liaison).
  - Information has been shared to all homes being painted in 2024. Siding inspections will occur during the spring to start the process of generating estimates to all homeowners.
    - The first \$750 of siding repairs are paid via the OT Reserve Fund. Any additional repairs are the financial responsibility of the homeowner.
- **The Settlement** –
  - Information has been shared to all homes being painted in 2024. Siding inspections will occur during the spring to start the process of generating estimates to all homeowners.
    - The first \$750 of siding repairs are paid via the Settlement Reserve Fund. Any additional repairs are the financial responsibility of the homeowner.
- **Thompson Corner**
  - No updates provided

**Ranch House Report 2.28.2024 – Ali Royer, Director of Programming & Community Engagement**

**Fitness**

See below for the most recent weekly schedule. We currently have a variety of 20 group fitness classes per week.

RIVER VALLEY RANCH		TRAIN AIM CONQUER		
Day	Time	Location	Class	Instructor
<b>Monday 2/26</b>				
	8:00 - 9:00 AM	ZOOM	Qigong: Moving Meditation	Cari
	8:00 - 9:00 AM	Studio	Pilates for Everyone	Alexandra
	9:30 - 10:30 AM	Studio	Strong & Stable	Bonnie
	10:45 - 11:45 AM	Studio	Foundational Yoga	Wendy
<b>Tuesday 2/27</b>				
	8:00 - 9:00 AM	Studio	Gentle Slow Flow Yoga	Karin
	9:30 - 10:30 AM	Studio	HIIT	Lauren
	10:45 - 11:45 AM	Studio	Pilates Blend	Natalie
	5:30 - 6:30 PM	Pool	Master Swim	Dave
<b>Wednesday 2/28</b>				
	8:00 - 9:00 AM	ZOOM	Qigong: Moving Meditation	Cari
	8:15 - 9:15 AM	Studio	Spin	Allison
	9:30 - 10:30 AM	Studio	Barre	Lauren
<b>Thursday 2/29</b>				
	8:00 - 9:00 AM	Studio	Cycling + Upper Body Strength	Susan
	9:30 - 10:30 AM	Studio	Dynamic Strength	Bonnie
	10:45 - 11:45 AM	Studio	Pilates Blend	Natalie
	5:30 - 6:30 PM	Pool	Master Swim	Dave
<b>Friday 3/1</b>				
	8:00 - 9:00 AM	Studio	Gentle Slow Flow Yoga	Ellen
	9:30 - 10:30 AM	Studio	Spin	Bonnie
	10:45 - 11:45 AM	Studio	Pilates	Elly
<b>Saturday 3/2</b>				
	9:00 - 10:00 AM	Studio	Ageless Athlete	John
<b>Sunday 3/3</b>				
	4:30 - 5:30 PM	Studio	Restore & Renew Yoga	Ellen

**Ranch House Usage – January monthly summary**

1. We had 2,879 check-ins in January (compared to 2,874 in January 2023).
  - a. 2,615 were homeowners or transferred memberships.
  - b. 264 were Thompson Corner or ADU members.

**Spring Session 2024 Kids’ Beginning Ballet Classes at the Ranch House – 1<sup>st</sup> day is Tuesday, Feb. 27! Full Class of 12 kids!**

**Social Clubs:**

RVR Ski Club: We have 35+ participants in the ski club!

Book Club: they are regularly meeting once per month.

Knitting Club: every Tuesday! The knitters have been meeting at one of their homes each week this winter.

**NEW RVR Theatre Group**: *Do you know Carbondale has professional quality theatre right here in our town? Want to support amazing local theatre and attend shows with a local group? Join the RVR Theatre Group! Contact resident, Dori Libson: (410) 271-4075.*

## Tennis

Cristina and I have been meeting weekly since the week of 2/5. We are getting organized on dates for kids' tennis camps. Cristina has been interviewing potential assistant pros for this summer. Unfortunately, Charlie is not returning due to school and other responsibilities. Housing is a hurdle in the assistant pro hiring process.

## Staff

We have a new member of the front desk team, Morgan Neely. Morgan will work primarily weekends. He has great experience and has lived in Carbondale for many years; he already knows many RVR residents! We're excited to have him on the team. If you see Morgan, give him a big RVR welcome.

I've started to meet with returning summer staff and review new summer staff applicants.

Scheduled Trainings: Lifeguard certification 5/4-5/5 and Swim Instructor certification 5/11-5/12.

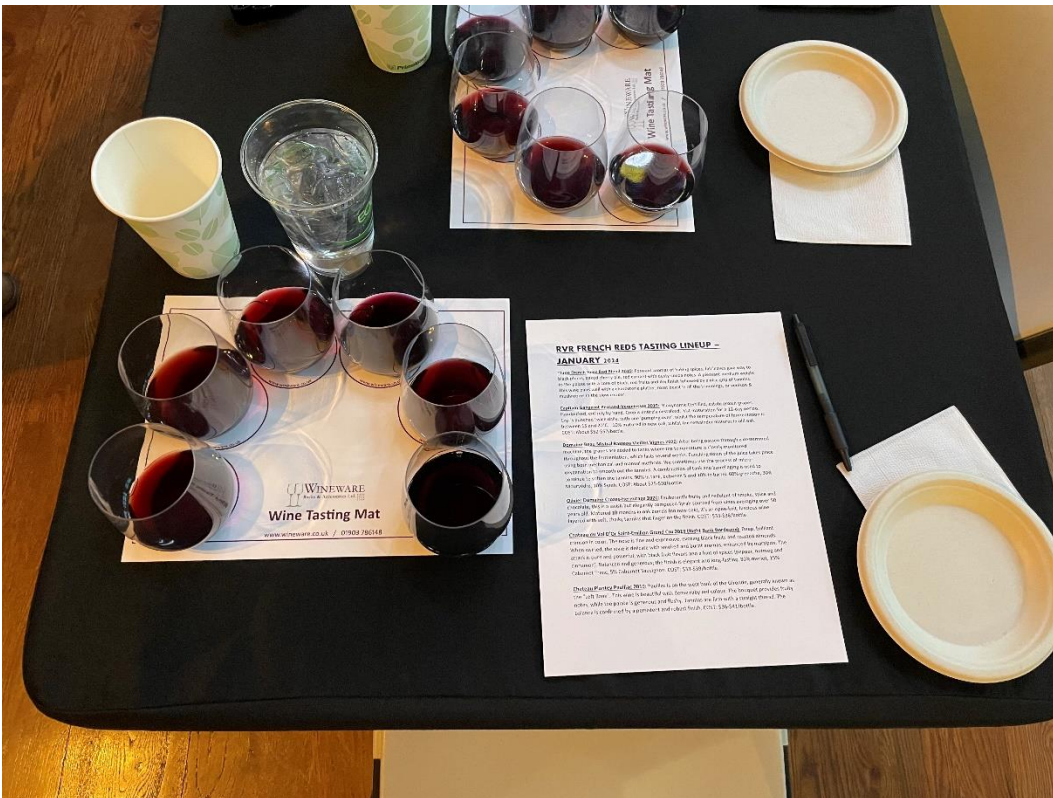
## Past & Upcoming Events

### Recent Events

1/19 and 2/16 Family Movie Nights



# 1/26 Wine Tasting



2/15 Live Music (Typical Ghost Band)



**Upcoming Events:**

3/7 Artist Show with RVR Resident, Dick Sundeen

3/15 St. Patrick's Day Potluck – live band!

3/31 Easter Scavenger Hunt

## **DRC Report, February 2024 - Jessica Hennessy**

The following projects have been reviewed by the DRC in February:

- **Lot:** EE09, 910 Perry Ridge | **Review:** Final Submittal
- **Lot:** M46, 22 Heritage | **Review:** First Preliminary
- **Lot:** EE16, 812 Perry Ridge | **Review:** First Preliminary
- **Lot:** GG15, 108 Bowles | **Review:** Final Architectural Inspection Follow Up
- **Lot:** HH14, 1229 Heritage | **Review:** Final Review
- **V13, 761 Perry Ridge | Review:** First Preliminary
- **W04, 3865 Crystal Bridge | Review:** First Preliminary
- **F17, 18 Harris | Review:** Room Above Garage - Remodel

The DRC has been averaging four submittals for new construction projects per meeting. Smaller scale projects have also been present on the agenda such as exterior renovations.

### **DRC numbers:**

- There have been **17** Administrative Approvals processed so far this year.
- There are currently **20** homes in the construction phase (from breaking ground to the final inspection phase/closeout).
- There are **9** applicants in the Preliminary Design Review phase.
- There are **11** applicants finalized by DRC and waiting on permits from the Town of Carbondale.
- There are currently **40** total active DRC files.



## **Financial Report**

January 2024

Prepared by James Maguire

### **Budget vs Actual**

January begins our new budget year and generally has less financial activity than other months. Everything in January was on target.

Budgeted income was \$211,275 and we brought in \$209,772, a slight shortage of a little more than \$1K. Cost of goods sold were \$5,654 out of a budgeted \$6,500 and expenses were \$162,607 out of a budgeted \$168,275 a savings of \$5,668. The bottom line was about a \$5K surplus for January.

Every year in January we reconcile our shared water usage and spending with the golf course and either get a refund or owe a payment. This year, we received a \$5,900 refund. This was the primary cause for our having an overall \$5K surplus for the month.

On the horizon, we see insurance costs increasing more than expected so we are already planning to cut some costs in other areas. The refund on the shared water costs with golf gave us a boost and a head start on that.

### **Reserve Funds**

The beginning RVRMA reserve fund balance in January was \$2,404,855.

The year-end surplus from 2023 of \$17,808 was moved to the reserves in January

Total reserve income for January was \$53,512 of which \$9,192 was interest income.

We did not spend any reserve funds in January.

The ending balance in the reserve account on January 31<sup>st</sup> was \$2,476,175.

**River Valley Ranch Master Association**  
**Profit & Loss Budget Performance**  
**January 2024**

	January	Budget	Annual Budget
<b>Income</b>			
Assessments	187,252	187,275	2,247,300
Memberships	4,243	4,600	83,000
Swim & Fitness.	1,351	1,100	20,300
Tennis Programming Income	0	0	197,000
Homeowner Reimbursable Assesmt	10,056	10,000	123,000
Other Income	6,870	8,300	167,800
<b>Total Income</b>	<b>209,772</b>	<b>211,275</b>	<b>2,838,400</b>
<b>Cost of Goods Sold</b>			
Swim & Fitness	4,658	5,000	69,700
Tennis	0	0	162,750
Concessions	626	500	26,300
Credit Card Fees	369	1,000	20,000
<b>Total COGS</b>	<b>5,653</b>	<b>6,500</b>	<b>278,750</b>
<b>Gross Profit</b>	<b>204,119</b>	<b>204,775</b>	<b>2,559,650</b>
<b>Expense</b>			
Personnel	117,101	115,448	1,536,935
Grounds	9,738	7,570	370,665
Irrigation	193	6,200	117,900
Ranch House Expenses	8,408	10,450	141,550
Utilities	12,682	12,667	144,700
Administrative	9,656	10,640	124,800
Finance	(1,703)	200	6,900
Design Review Committee	3,541	2,000	34,000
RVR Community Expenses	2,991	3,100	82,200
<b>Total Expense</b>	<b>162,607</b>	<b>168,275</b>	<b>2,559,650</b>
<b>Net Operating Surplus / Deficit</b>	<b>41,512</b>	<b>36,500</b>	<b>0</b>

**Reserve Activity**  
**January 2024**

	January	Budget	Annual Budget
<b>Reserve Income</b>			
Reserve Assessment Income	44,320	44,320	465,400
Investment Interest Income	9,142	9,000	24,000
<b>Total Reserve Income</b>	<b>53,462</b>	<b>53,320</b>	<b>489,400</b>
<b>Reserve Balance January 1</b>	<b>2,422,663</b>		
Income	53,512		
Spending	0		
<b>Reserve Balance January 31</b>	<b>2,476,175</b>		

# River Valley Ranch Master Association

## Public - Balance Sheet

As of January 31, 2024

### ASSETS

#### Current Assets

##### Checking/Savings

Wells Fargo Operating 2674 173,080

Investment Accounts 3,292,338

Total Checking/Savings 3,465,418

##### Accounts Receivable

Homeowner Accounts Receivable 8,005

Total Accounts Receivable 8,005

##### Other Current Assets

Undeposited Funds 0

Interest Receivable 17,099

Prepaid Expenses 36,986

Inventory 4,300

Other Current Assets 300

Total Other Current Assets 58,685

Total Current Assets 3,532,108

Fixed Assets 604,338

**TOTAL ASSETS** 4,136,446

### LIABILITIES & EQUITY

#### Liabilities

##### Current Liabilities

##### Accounts Payable

Accounts Payable - Vendors 40,889

Accounts Payable - Payroll 48,582

Accounts Payable - Payroll Tax 4,720

Accounts Payable - P&D Deposits 740,000

Total Accounts Payable 834,191

##### Credit Cards

Wells Fargo Credit Card 9,103

Total Credit Cards 9,103

##### Other Current Liabilities

Interest Payable - P&D Deposits 4,229

Prepaid HOA Dues 45,368

Prepaid Income - DRC Fees 54,282

Sales Tax Payable 92

AVLT Payable 1,050

Payroll Liabilities 6,477

Total Other Current Liabilities 111,498

Total Current Liabilities 954,792

**Total Liabilities** **954,792**

#### Equity

Reserves (RVRMA, OT, TS) 2,527,581

Prior Operating Fund 1,058,167

Transfers to from Reserves (604,204)

Retained Earnings 154,301

Net Income 45,811

**Total Equity** 3,181,656

Rounding (2)

**TOTAL LIABILITIES & EQUITY** 4,136,446

Dear Board Members,

I am pleased to provide an update on the recent grounds and facilities activities at River Valley Ranch.

Pro Green Conference: Gavin, Dan, and I attended the Pro Green Conference in Denver and received continued education for irrigation and landscape applications that we will use here in RVR.

Irrigation: We are completing the irrigation Cla-Valve restoration this week and will be ready to turn the water on in April.

Pool Cleaning and pump replacement: Juan Carlos and his team completed a deep cleaning of the lap pool and hot tubs. We replaced the hot tub buttons, remember to give them a moment to activate, if they are pressed repeatedly, they will not work and it can potentially damage the interior airline, especially with cold temperatures. Juan Carlos also replaced a failed hot tub pump during the closure.

Snow Removal: The snow removal has been light this year but we are pleased with Omar's crews prompt and efficient services when they have been needed.

Speeding and Signage: I hope the neighborhood has noticed a reduction in speeding after the installation of our additional signage. We also try to assist in keeping cars off the grass and parked in appropriate areas especially around construction sites. I'm happy to move, add, or remove the portable signage as needed.

Upcoming Projects: Jaime and Carlos are replacing broken and or faded street signs around the neighborhood. The team will also continue pruning as needed in areas along the roadways and bike paths.

EAB: Ashley, James, and I are working with the town of Carbondale arborist Carl Meinecke and Earthwise arborist Alex Vociskey to put an action plan and budget in place to combat the effect of emerald ash borer.

Sincerely,

Travis Green

[Travis.Green@rvrma.org](mailto:Travis.Green@rvrma.org)

Grounds and Facilities Director

## Long-Range Planning/Special Assessment Preliminary Vote Results

As of 2/20/24 at 2:35pm

Note: These votes have not been officially certified or audited and are subject to change.

YES	123
NO	53
<b>TOTAL</b>	<b>176</b>

Total Quorum needed      332 (60% of 552)  
More for Quorum            209

List of addresses that have voted as of 2/20/24:

10 Pioneer Point
20 Pioneer Point
120 Pioneer Court
124 Pioneer Ct
128 Pioneer Ct
132 Pioneer Court
678 North Bridge Drive
674 North Bridge Drive
480 Settlement Ln
464 Settlement Lane
404 Settlement Lane
407 Settlement Lane
421 Settlement Lane
433 Settlement Lane

453 Settlement Ln
457 Settlement Lane
654 North Bridge Drive
650 North Bridge Drive
630 North Bridge Drive
626 North Bridge Drive
622 North Bridge Drive
614 NorthBridge Dr
606 North Bridge Drive
211 Crystal Canyon Drive
221 Crystal Canyon Drive
283 Crystal Canyon Drive
293 Crystal Canyon Drive
303 Crystal Canyon Drive
311 Cystal Canyon Dr
403 Crystal Canyon
417 Crystal Canyon Drive
427 Crystal Canyon Dr
435 Crystal Canyon Dr
665 North Bridge Dr
649 North Bridge
641 North Bridge
3836 Crystal Bridge Dr
3850 Crystal Bridge Drive
3874 Crystal Bridge Dr
3880 Crystal Bridge Dr
3922 Crystal Bridge Dr
807 Perry Ridge
817 Perry Ridge
910 Perry Ridge
832 Perry Ridge
233 Holland Thompson Dr
205 Holland Thompson
201 Holland Thompson
30 Harris Drive
34 Harris Dr
38 Ferguson Drive
42 Ferguson Drive
46 Ferguson Drive
50 Ferguson Drive
410 Boyd Drive
445 Boyd Drive
425 Boyd Dr
58 Ferguson Drive
70 Ferguson Drive
329 Lamprecht Dr
325 Lamprecht Drive
307 Lamprecht Drive
202 Holland Thompson Drive
220 Holland Thompson Drive

684 Perry Ridge Drive
706 Perry Ridge Drive
722 Perry Ridge
115 Bowles
112 Bowles Dr
393 Boundary Lane
401 Boundary Lane
407 Boundary Ln
409 Boundary Lane
411 Boundary Lane
443 Boundary Ln
451 Boundary Lane
455 Boundary Ln
461 Boundary Ln
471 Boundary Ln
473 Boundary Ln
1164 Heritage Drive
1168 Heritage Drive
1184 Heritage Drive
1223 Heritage Drive
1211 Heritage Drive
1201 Heritage Dr
1197 Heritage Dr
1179 Heritage Dr
1256 Crystal Bluffs Loop
1260 Crystal Bluffs Loop
1264 Crystal Bluffs Loop
1276 Crystal Bluffs Loop
1278 Crystal Bluffs Loop
5145 Crystal Bridge Drive
10 Crystal Canyon Dr
18 Crystal Canyon Drive
26 Crystal Canyon Drive
42 Crystal Canyon Dr
82 Crystal Canyon Drive
90 Crystal Canyon Dr
98 Crystal Canyon Drive
114 Crystal Canyon Dr
3440 Crystal Bridge Drive
3500 Crystal Bridge Drive
3560 Crystal Bridge Dr
3600 Crystal Bridge Dr
3660 Crystal Bridge Dr
3640 Crystal Bridge Dr
3700 Crystal Bridge Dr
3680 Crystal Bridge Dr
3760 Crystal Bridge Drive
3800 Crystal Bridge Drive
3820 Crystal Bridge Drive

5125 Crystal Bridge Drive
70 Old Barn Ln
80 Old Barn Lane
53 Crystal Canyon Drive
4032 Crystal Bridge Drive
4084 Crystal Bridge Drive
4112 Crystal Bridge Dr
5140 Crystal Bridge Drive
48 SOUTH BRIDGE CT
44 South Bridge Court
40 South Bridge Court
36 South Bridge Court
1011 Heritage Dr
1041 Heritage Drive
904 Cedar Creek Dr,
922 Cedar Creek
921 Cedar Creek
911 Cedar Creek
822 Lakeside Dr
826 Lakeside Drive
832 Lakeside Drive
817 Lakeside Dr
813 Lakeside Dr
1103 Heritage Dr
1107 Heritage Drive
1100 Heritage Drive
1090 Heritage Drive
1066 Heritage Drive
66 Heritage Court
4162 Crystal Bridge Drive
4156 Crystal Bridge Drive
4126 Crystal Bridge Drive
4141 Crystal Bridge Drive
4135 Crystal Bridge Drive
115 Shadowood Lane
145 Shadowood Lane
4119 Crystal Bridge Drive
3940 Crystal Bridge Drive
3952 Crystal Bridge Drive
3982 Crystal Bridge Drive
633 Perry Ridge
645 Perry Ridge
669 Perry Ridge
4057 Crystal Bridge Dr
50 Patterson Drive
40 Patterson Drive
30 Patterson Dr
20 Patterson Dr
184 Sopris Mesa Drive
172 Sopris Mesa
166 Sopris Mesa Dr



160 Sopris Mesa
150 Sopris Mesa
200 Crystal Canyon Drive
210 Crystal Canyon Dr
218 Crystal Canyon Drive
226 Crystal Canyon Dr
234 Crystal Canyon
242 Crystal Canyon Dr
368 Crystal Canyon Dr
376 Crystal Canyon Drive
432 Crystal Canyon Drive
438 Crystal Canyon Drive



# Town of Carbondale - Public Works

## EAB Management Actions

### River Valley Ranch Masters Association (RVRMA)

February 2023

#### Goals

In September of 2023, the town of Carbondale board of trustees approved an emerald ash borer (EAB) management plan. RVRMA was identified as a special planning area because of the high number of ash trees present in the ROW and the complexities of management. This document contains management actions required by RVRMA for public ash trees within its boundaries.

The goal is to, over many years, phase out work that is required to be completed. Key actions to implement include the treatment of select high value ash trees, removal of ash not selected for treatment, and replanting with tree species other than ash when reasonable.

To slow the loss of canopy cover, removals will be phased out by taking 20% per defined budget year over many years. The town arborist will give specific direction for replanting when it is reasonable during the same budget year as removals. Treatment of ash deemed high value will take place every 3 years for up to 5 treatments or more.

#### Key Actions to Implement

**Treatment:** 146 High Value Ash trees have been identified by the Town Arborist for treatment using Emamectin benzoate as a tree injection every 3 years

**Removals:** 132 Ash not selected for treatment to be removed in phases 20% at a time

**Replant:** When reasonable removed ash will be replanted with diverse species

#### Contractor Requirements

Any tree care company that are contracted for implementation must have Bonding & Insurance, an ISA Certified Arborist on staff, and additionally for treatment, a Colorado Department of Agriculture Commercial Applicator License. Replanting of trees shall follow the Carbondale Tree Board tree maintenance standards for planting, watering, and protection.

## Implementation Timeline

RVR IMPLEMENTATION TIMELINE								
	2024	2025	2026	2027	2028	2029	2030	2031
<b>TREATMENT</b>	█			█			█	
<b>REMOVAL</b>		█	█		█	█		█
<b>REPLANT</b>		█			█			█

## Detailed Implementation Timeline

2024 Budget **Treatment:** Treat 146 selected High Value Ash trees

Injection of Emamectin benzoate timing to occur after trees have flowered and leaves are expanding (approximately May through June).

The number of trees to treat may change as ash trees condition, presence of EAB, or other factors may have occurred since the initial assessment was made.

2025 Budget **Removals:** Begin removal of 1/5 of ash not selected for treatment

**Replant:** When reasonable

2026 Budget **Removals:** Continued removal of 1/5 of ash not selected for treatment

**Replant:** When reasonable

2027 Budget **Treatment:** 2nd Treatment of High Value Ash Trees

The number of trees to treat may change as ash trees condition or other factors may have occurred since spring of 2024.

2028 Budget **Removals:** Continued removal of 1/5 of ash not selected for treatment

**Replant:** When reasonable

2029 Budget **Removals:** Continued removal of 1/5 of ash not selected for treatment

**Replant:** When reasonable

2030 Budget **Treatment:** 3rd Treatment of High Value Ash Trees

The number of trees to treat may change as ash trees condition or other factors may have occurred since spring of 2027.

2031 Budget **Removals:** Continued removal of 1/5 of ash not selected for treatment

**Replant:** When reasonable

## **Tree Marking**

Town staff will mark trees for treatment or removal before work begins as stated below.

Painted Dot at Base of Tree

**Blue Dot:** Treat      **Black Dot:** Remove

## **Reporting**

RVRMA shall report to the town arborist details about the specific actions required including treatment, removal, and replanting. Details must include the name of the company contracted for the work plus the date(s) of work to begin & notification when completed.

This will aid town staff in inspections of the work and help to track data about specific actions.

## **Considerations**

The number of ash trees to treat and(or) remove may fluctuate over time. EAB was not detected during the summer of 2023 in RVRMA. When EAB is detected in RVRMA removals may need to be expedited to avoid dead standing trees that can increase risk to the public. Also, it's possible some treated trees may not take treatment thus requiring their removal.

## Welcome to the first annual RVR Community Satisfaction Survey!

As mentioned in the February View from the Board, good communication and engagement with everyone in the RVR community is an essential element of good community. The board hopes this newly-launched effort to annually survey the community will aid in that. We plan to use the results to help inform future RVR strategy and planning.

We'd like to thank RVR community member [Robin Boyar](#) for her professional assistance in preparing and using this survey. Robin is a market research and strategic consultant whose company, thinktank research and strategy, conducts surveys and other research for companies, startups and nonprofits worldwide.

We recognize that many of you are fully occupied with the rest of your lives and others of you spend good portions of the year away from RVR and don't have the ability to attend board and committee meetings and give public comment. So, here's your opportunity!

The survey should take about 10 minutes to complete. Thanks for taking the time to share your views.

Please note that all of the information you share will be anonymous.

We look forward to hearing from you,

The RVRMA Board

### 1. What is your age?

18-24

25-29

30-39

40-49

50-59

60-69

70-79

80+

**2. How long have you owned property or lived in RVR?**

- Less than a year
- 1-2 years
- 3-5 years
- 6-10 years
- 11-20 years
- 21+ years

**3. What best describes your residency in RVR?**

- Full-time
- Part-time
- Currently not residing here but own a house in RVR
- Currently not residing here but are building a home in RVR
- Current not residing here but own a lot in RVR

Other (please specify)

**4. Which of the following seasons (either partially or fully) do you spend at RVR?**

- Spring
- Summer
- Fall
- Winter
- None of the above

**5. What neighborhood or area in RVR do you live in or own property in?**

- Old Town
- Settlement
- The 24/Fairway Residences
- Custom Homes
- Crystal Bluffs
- The Boundary
- I'm not sure

**Now some questions about your general perspective of RVR.**

**6. What do you value about owning property in RVR?**

**Quality of life means different things to different people. Please use your definition of that term in considering how RVR as a neighborhood and as a homeowners association impacts your quality of life.**

**7. Overall, on a scale of 1 (not at all satisfied) to 10 (very satisfied), how satisfied are you with the quality of life (e.g., community, landscaping, infrastructure, facilities, and activities) that RVR currently provides?**

1- Not at all satisfied	2	3	4	5	6	7	8	9	10-Very satisfied
★	★	★	★	★	★	★	★	★	★

**8. Why did you rate it that way?**

**9. How satisfied are you with the current management (i.e., General Manager and paid staff) of RVR?**

- Not at all satisfied
- Somewhat unsatisfied
- Neither satisfied nor unsatisfied
- Somewhat satisfied
- Very satisfied

**10. Why did you rate it that way?**



**11. How much value do you feel your monthly fees (HOA + neighborhood fees) provide?**

- Poor value (It's not at all worth it.)
- Fair value
- Some value (It's somewhat worth it.)
- Good value
- Excellent value (It's definitely worth it.)

**12. Are there areas where you feel RVR should focus more to support this general quality of life?**







**18. Overall, how important are the following for you, your family, or guests (if applicable)?**

	Very unimportant	Somewhat unimportant	Neither important nor unimportant	Somewhat important	Very important	Don't know/Don't use enough
Children's events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Food and beverage at the Ranch House	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mail room	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playgrounds or play areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Social events (e.g., events, organized get togethers)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**19. Overall, how satisfied are you, your family, or guests (if applicable) as it relates to the following?**

	Very unsatisfied	Somewhat unsatisfied	Neither satisfied nor unsatisfied	Somewhat satisfied	Very satisfied	Don't know/Don't use enough
Children's events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Food and beverage at the Ranch House	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mail room	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playgrounds or play areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Social events (e.g., events, organized get togethers)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**20. Of the aforementioned areas you've evaluated, would you like to comment on any areas that you are unsatisfied with?**

*(Note: You'll have the opportunity to evaluate other RVR areas in the last set of questions.)*

**This is the third set of questions about RVR facilities, amenities, and activities.**

**21. Overall, how often do you, your family, or guests (if applicable) use the following?**

	Never	A few times a year	Several times a year	Monthly (in season, if applicable)	Weekly (in season, if applicable)	Daily (in season, if applicable)
Golf course (18 holes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Golf driving range	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homestead restaurant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sledding hill	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**22. Overall, how important are the following aspects to you, your family, and guests (if applicable)?**

	Very important	Somewhat important	Not important at all	Don't know/ Don't use enough
Golf course (18 holes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Golf driving range	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homestead restaurant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sledding hill	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**23. Overall, how satisfied are you, your family, or guests (if applicable) as it relates to the following?**

	Very unsatisfied	Somewhat unsatisfied	Neither satisfied nor unsatisfied	Somewhat satisfied	Very satisfied	Don't know/ Don't use enough
Golf course (18 holes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Golf driving range	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homestead restaurant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sledding hill	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**24. Would you like to comment on any of the aforementioned areas that you are unsatisfied with?**

**25. Are there any other facilities, amenities, or programs that you'd like to specifically comment about?**

**Now, a look to the future... As you may know, RVR will be fully built out (~500 homes) in the next five to ten years.**

**The long-range planning committee has already done some surveying which has aided its work.**

**But the Board wants to be sure everyone, including new owners, has a chance to give input about possible new amenities and enhancements to the facilities and the cost of such things.**

26. The following is a list of potential amenities that might be built at RVR.

In the best of all possible worlds (assuming no logistical, construction, or budgetary concerns), which of the following would you be interested in for yourself or your family members (if applicable) in seeing at RVR in the next five years?

	Very uninterested	Somewhat uninterested	Neither interested nor uninterested	Somewhat interested	Very interested	Don't know
Pickleball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bocce	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

27. The following is a list of potential amenities that might be built at RVR.

In the best of all possible worlds (assuming no logistical, construction, or budgetary concerns), which of the following would you be interested in for yourself or your family members (if applicable) in seeing at RVR in the next five years?

	Very uninterested	Somewhat uninterested	Neither interested nor uninterested	Somewhat interested	Very interested	Don't know
Larger mail room	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expanded seating for adults at the main pool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Renovated locker rooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improved food at the Ranch House	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please specify)	<input type="text"/>					



28. Below is a list of amenities and improvements that might be built or deployed at RVR.

Assuming that there will be an estimated cost provided once it is determined for each of the following, which would you prioritize as most important to you, your family, and guests, (if applicable):

Rank #1 as your most important, #2 as your second most important, etc.

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Larger mail room                             |
| <input type="checkbox"/> | Expanded seating for adults at the main pool |
| <input type="checkbox"/> | Renovated locker rooms                       |
| <input type="checkbox"/> | Improved food at the Ranch House             |
| <input type="checkbox"/> | Pickleball                                   |
| <input type="checkbox"/> | Bocce  |

29. Assuming that developing a few or some of these aspects in connection with updating the Ranch House leads to an additional HOA assessment of between \$5,000 and \$7,500 per household to be collected over the next 2-3 years, how willing would you be to pay this additional assessment?

- Very unwilling
- Somewhat unwilling
- Neither willing nor unwilling
- Somewhat willing
- Very willing
- Don't know

**30. 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?**

- I would like to have no STRs in RVR.
- I would like to limit the STRs in RVR to the currently licensed ones (<15, about 3% of total homes).
- I would like to have a modest amount of STRs in RVR, but no more than 10% of total homes (<50).
- I would like to have a modest amount of STRs in RVR, but no more than 25% of total homes (<100).
- I don't think there should be any limitations on STRs in RVR, other than those from the Town of Carbondale

**31. On a scale of 0-Not at all likely to 10-Very likely, how likely would you be to recommend RVR to a friend or family member who was considering moving to the Roaring Fork Valley?**

**32. Looking at the next 5-10 years, what do you think is the biggest need or challenge for you and your family (if applicable) as it relates to life in RVR?**

**Now, some final questions about you.**

**33. Which of the following do you or a family member (if applicable) engage on a weekly basis (when in season)? (Select all that apply.)**

- Baseball
  - Basketball
  - Boxing
  - Camping
  - Football
  - Golf
  - Hiking
  - Walking for exercise or pleasure
  - Pickleball
  - Running
  - Ice hockey
  - Mixed martial arts (MMA) or (UFC)
  - Skiing (cross-country)
  - Skiing or snowboarding (downhill)
  - Soccer (MLS) or European football
  - Swimming
  - Tennis
  - Wrestling
  - Other (please specify)
- 
- None of the above

**34. Which of the following athletic areas or facilities do you visit on a weekly basis (when in season, if applicable). (Select all that apply.)**

- Carbondale Rec Center
- Carbondale Pool
- Pickleball at North Face Park
- Local gym
- Local yoga studio
- Carbondale dog park
- Other (please specify)

- None of the above

**35. How many people typically live in your home in RVR?**

**(Please include those who might be spending 50% or more time, such as children.)**

- None
- One
- Two
- Three
- Four
- Five
- Six
- Seven
- Eight
- Nine
- Ten or more

**36. Please note the ages of ALL who are typically living in your home in RVR?**

**(Please include those who might spending 50% or more time, such as children.)**

**(Select all that apply.)**

- Under 2
- 3-5
- 6-10
- 11-14
- 15-18
- 19-22
- 23-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70-79
- 80+
- Don't know. I'm renting my house.
- Not applicable. I own a lot or are building a home.

**37. What best describes your current life stage?**

- Working full-time
- Working part-time
- Stay at home parent or caretaker
- Retired
- Other (please specify)

**38. What best describes your marital status?**

- Single
- Married or Partnered
- Widowed
- Other (please specify)

**39. What best describes your occupation?**

- Art and Architecture
- Consulting
- Construction
- Education
- Finance
- Government
- Healthcare
- IT/Software/Hardware
- Legal
- Leisure and Hospitality
- Manufacturing
- Media
- Military
- Retail
- Telecommunications
- Resources, Transportation or Utilities
- Retired
- Stay at home parent or caregiver
- Self employed
- Student
- Unemployed
- Disabled
- Other (please specify)

**40. What is your total gross household income?**

- Less than \$35,000
- \$34,999-\$49,999
- \$50,000-\$99,999
- \$100,000-\$199,999
- \$200,000-\$350,000
- \$350,000-\$499,999
- \$500,000-\$999,999
- \$1,000,000+
- Prefer not to share

**41. How do you and members of your family (if applicable) identify?**

- Caucasian or White
- African American or Black
- Asian
- Hispanic or Latino
- Native American or Native Alaskan
- Native Hawaiian or Pacific Islander
- Middle East or North African
- Prefer not to answer
- Prefer to describe



**42. Do you have any final feedback?**

**Thanks for your insights!**