



## **RIVER VALLEY RANCH**

**RVRMA EXECUTIVE BOARD MEETING**  
**Wednesday, May 22, 2024, at 5:30 p.m.**  
**Ranch House Conference Room & Zoom**

### **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, April 24, 2024.

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

- Comments in public comment 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**

**VII. New Business**

- Executive Board Meeting Schedule August 2024 through July 2025 (*info.*)
- Election Timeline (*info.*)
- LRP Committee Next Steps (*vote*)

**VIII. Adjourn**



## RIVER VALLEY RANCH

**RVRMA EXECUTIVE BOARD MEETING**  
**Wednesday, April 24, 2024 at 5:30 p.m.**  
**Ranch House Conference Room & Zoom**  
**DRAFT Minutes**

### **Executive Board of Directors**

Michael Banbury, President (*Via Zoom*)  
John Lund, Vice President  
Todd Richmond, Treasurer  
Ben Johnston, Secretary  
RJ Spurrier, Director (*absent*)  
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 (*Via Zoom*)  
Travis Green, Facilities & Grounds Superintendent

### **Homeowner Attendees:**

#### ***In Person:***

Jeff Krentz

#### ***Via Zoom:***

Diane Cavara

Patti Crocket

John Krousouloudis

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

RVRMA Board Vice President, John Lund, called the meeting to order at 5:30 p.m.

### **II. Approval of Minutes**

- **MOTION:** Board Directors, Sherry Stripling and Carl Hostetter moved and seconded the approval of meeting minutes of the RVRMA Executive Board Meeting held on Wednesday, March 27, 2024. Board Director, RJ Spurrier was absent and gave his proxy to Board Director, Ben Johnston ahead of the meeting. The motion passed unanimously.

### III. Public Comment

- RVR Homeowner, Jeff Krentz thanked the board of directors concerning all the work that was accomplished with the Long-Range plan. He added that it was a good outcome for the community. Jeff also asked for the board to please consider adding to the agenda ways the RVR community can be more involved in the larger Carbondale community.

### IV. Month End Financial Review – James Maguire

- RVRMA Controller, James Maguire gave a financial presentation sharing March and year-to-date budget versus actual and the reserve account.

First James shared an overview of the month of March budget versus actual. Income cogs were right on target with only a \$512 and \$195 variance.

On the expenses line, we saved a little over \$4,000 which was primarily due to timing on pool maintenance and legal fees lines which will catch up as the year progresses. The total net surplus for the month of March was \$4,677.

James then moved on to year-to-date numbers and said that we are still seeing the effect of the large DRC income spike from last month as income is running at an almost \$20,000 (3.1% overage).

Costs of goods and expenses are still running under budget. The larger savings of \$16,000 in expenses is still largely due to the \$6,000 refund we received from the RVR Golf Course for the water reconciliation. Most other savings are coming from timing such as legal fees, pool maintenance, and tennis maintenance.

James shared a chart of the budget versus actual for income by month. The chart showed the spike in February from DRC income, but the other two months were right in line. DRC income leveled out in March.

A more detailed breakdown of the income for year-to-date was then featured. The top line showed DRC income over by \$19,000 for the year. All other income line items are pretty much in line with the budget so far. Tennis is just starting up and memberships will catch up in April and May.

James showed Itemized details of the expenses for year-to-date. DRC expenses are still over budget but that is in proportion to the excess income produced for the year. Personnel costs are right on target. The variance of \$3,076 is out of a \$346,000 budget so the variance is less than 1%,

in most other line items, we are saving money. The bottom-line item, irrigation, is under budget the most by a little over \$6,000. Again, this was due to the refund from the golf course for irrigation water. The other lines with savings are mostly due to timing. Bottom line for expenses, year-to-date, is a savings of \$16,567 under budget.

Finally, James shared a snapshot of the reserve account. The starting balance was \$2.530 million. We collected \$44,320 in reserve assessments and earned \$8,940 in interest for a total funding of \$53,260. No reserve funds were spent in March or year-to-date. The reserve budget anticipates us spending around \$30,000 this year in capital expenditures. We also plan to see about \$60,000 in taxes – \$30,000 for last year and \$30,000 for estimated taxes for next year. These taxes are on the interest income earned. HOAs have special tax treatment but income tax is applied to interest income and we earned over \$100,000 last year and will hopefully do the same this year. The ending balance in the reserve account on March 31 was \$2,582,987.

## V. Management Update

- **General Manager Report- Ashley Lynch**

Ashley commented that tree injections are upcoming during the months of May and June. Ashley added that trees have already been discreetly marked.

Weed spraying will take place May 6 through May 10. Vacant lot spraying will happen in June and summer turf spraying will take place in mid-August. This information can be found on the Landscape page of the website.

Ashley shared that there is an upcoming Board Election timeline in the General Manager Report.

John lund asked about the pollinator habitat that was highlighted in the report. Ashley shared that work is taking place to install a flower bed at the Ranch House that would serve as a pollinator habitat, utilizing only local plantings. We are collaborating with Lisa DiNardo from Eagle Crest nursery who has a passion for creating local habitats in residential areas that act as a food resource for local birds and insects. Ashley commented that the Boundary Association started the discussion of adding pollinator habitats in their neighborhood, although the Boundary Association will most likely wait until next year to establish their garden. Ashley commented that the plants that are to be installed will be very small at first and Travis added that it may take up to three years to really see it flourish. Travis added that True Nature

Healing Arts started with a similar petite garden that didn't look like much at first but is now established and beautiful. Travis emphasized that it is going to take patience and work for the fragile plants to take off.

John Lund asked if there is a Garden Club in RVR and added that homeowners might be interested in creating something similar on their properties. Ali commented that there is a garden club in the community that met last summer.

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

Travis said that things were normal for the time of year, crews have been busy fixing some mainlines in the community.

Ben Johnston asked about Golf Course pump housework that was brought up in previous board meetings. Ashley said that he hasn't heard anything back from Golf Course operators and that it was a good reminder to dust off the inquiry and reach out to Steve Van Dyke the operator of the Golf Course.

## VI. Old Business

- **Long Range Planning Vote Update**

Ashley went over updated numbers as of 5:33 a.m. on Wednesday, April 24. for the Special Assessment vote for the Long-Range Plan.

**We are 30 votes over the 60 percent quorum for a total of 362 votes. 65 percent voted yes and 35 percent voted no, 66 percent of the community cast a vote.** Ashley reiterated that the deadline to vote is May 7.

Sherry noted that there could still be another bump to the vote before the vote closes. Ashley said that there were about 14 more votes that came in from the last email reminder push.

John asked what project implementation will look like and noted that when the topic has been discussed before by board members, the consensus was that it is managements job to carry forward the plan as opposed to community members from a committee spearheading the effort.

Ashley said that he feels comfortable managing the project and that he will network with community members and collaborate with the board. Carl

volunteered to assist Ashley in the process.

It was discussed that after the May 7 deadline (vote closure), management could publish results from the vote in a special notice to the community. Ashley added that management has already worked up an invoice that would go out to homeowners with payment details. The October first deadline would be laid out for a full payment or half the payment on the invoice. Ashley emphasized that the HOA would start receiving calls from community members as soon as the final vote is announced looking for information on how they can pay the assessment.

There was a discussion surrounding if management should wait for the next board meeting to release any payment information, assuming that the vote passes.

Ben commented that it doesn't make a lot of sense to do anything until the vote is official. Ashley noted that the language in the vote stated that the first payment (whether it be the entire payment or half payment) would be due on September 30, 2024. Then, after reading RVR's Governing Documents and Policies, it seems that it should actually be on the October 1, as governing documents say that all assessments are due on the first.

Ben said that the day or two difference should be ok, and we can probably release the vote total and say that we will follow up with communication regarding invoices and other payment details. Ben added that it is important to not collect any money early.

Ben asked how the funds would be managed internally. Ashley commented that it would hit reserves in its own bucket. James added that the funds would be in a sub account off of the reserve accounts. It was also discussed that the invoice will lay out that the invoice can be paid at once or split into two payments and the dates will be outlined in the invoice.

Todd Richmond commented that his inclination is to get the invoices out with descriptions as quickly as possible. Those homeowners who are not ready to cut a check will have more time to plan. James commented that it would be similar to your property tax bill in that you receive your property tax bill in January, and it is not due until April.

Ashley said that he is excited and comfortable with the implementation process of the plan. John commented that the goal was that the design piece of the plan be executed in 2024 and construction to begin in 2025.

John asked if that timeline is still realistic. Ashley said that we would need to move forward and secure a firm for the project.

Carl asked if the invoice would have an electronic pay option. James noted that the HOA does not accept credit cards, but we can auto deduct from the homeowner's bank account.

- **Allocated Interest Resolution**

Ben went over the purpose for the resolution as was discussed at previous board meetings: If an RVR homeowner combines lots they still get two votes and two shares of the common expense liability and past practices that didn't follow this are void.

At previous board meetings the board decided to adopt a resolution interpreting the declaration and CCIOA to clarify that 67 % of the owners must approve any reallocation of the allocated interests that may result from boundary alterations or combination of lots or units.

The resolution assists by highlighting the matter for future boards and it will live on the website for reference.

**Motion:** Ben motioned to adopt the resolution regarding lot combinations and allocated interests. Carl seconded the motion. RJ Spurrier was not present for the meeting but gave his proxy to Ben. The motion passed unanimously.

## **VII. New Business**

There was no new business.

## **VIII. Adjourn**

Carl and Ben motioned and seconded to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 6:10 p.m.





**May 22, 2024**

## **General Manager's Report**

### **Governance/Operations:**

- We have been working on items concerning the execution of the Ranch House improvement plan. We have contacted an Engineering firm to complete existing conditions/topo survey with utilities indicated which will be needed as the process unfolds. Work is also being done to consider selections for a General Contractor who can engage via a design build relationship.
- Irrigation is now on for the entire community. The teams are busy tuning heads and making small repairs. They did a wonderful job getting things up and running this season.
- Hanging flower baskets will be installed in early June.
- Weed spraying will take place during the week of 5/6 as planned. All details concerning this can be found on our [landscaping page](#) inclusive of SDS sheets, detailed information concerning an avenue for optouts, and rationale surrounding our methods. We ask that any concerned community members visit [that page](#) in order to best understand all factors at play.
- We are preparing for the upcoming Board Election season. The timeline is contained in this board packet.
- The Recreational pool is up and running, as are the tennis courts. The schedule for the pool/slide/lifeguards has been released in our newsletter and we will continue to keep the community informed.
- The native habitat/pollinator garden has been installed just at the end of the lap pool. See Travis Green's report for more details. We look forward to watching that garden establish itself and we will safeguard it as we move forward with renovation plans.

### **Staffing**

- Irrigation and RH summer staffing is complete, though Ali is still hiring to best ensure lifeguard coverage throughout the summer.

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

- **The Boundary** – The next meeting is scheduled for 7/18
- **Crystal Bluffs** – The next meeting is scheduled for 7/31
- **The Fairways**– No updates
- **The Settlement**--
- **Old Town and Settlement** –
  - 9 properties will be painted this season in Old Town, two properties will be stained in the Settlement
  - Siding work is complete in Settlement and painting should be completed in early June
  - One home has had siding repairs completed in Old Town. We are in the process of releasing estimates for the rest of Old Town for siding repairs.
    - The first \$750 of siding repairs are paid via the Old Town or Settlement Reserve Funds. Any additional repairs are the financial responsibility of the homeowner.
- **Thompson Corner**
  - No updates

Ranch House Report 5.22.24 – Ali Royer, Director of Programming & Community Engagement

**Fitness**

We recently added three 6 a.m. classes – M/W/F with a new instructor, Jace. We’ve had great attendance and feedback!

*PEAK Fitness: Start your day with this "all systems go" fitness class designed to burn calories, build strength, and get you in the best shape of your life. This intense, energizing class combines cardiovascular conditioning methods with strength training protocols to deliver an ever-changing challenge to your body and mind.*



Day	Time	Location	Class	Instructor
<b>Monday 5/20</b>				
<b>NEW CLASS</b>	6:00-7:00 AM	Studio	PEAK Fitness	Jace
	8:00 - 9:00 AM	Studio	Pilates for Everyone	Alexandra
	9:30 - 10:30 AM	Studio	Strong & Stable	Amanda (sub)
	10:45 - 11:45 AM	Studio	Foundational Yoga	Wendy
<b>Tuesday 5/21</b>				
	8:00 - 9:00 AM	Studio	Gentle Slow Flow Yoga	Anthony
	9:30 - 10:30 AM	Studio	HIIT	Lauren
	10:45 - 11:45 AM	Studio	Pilates Blend	Katlynn (sub)
	5:30 - 6:30 PM	Pool	Mater Swim	Dave
<b>Wednesday 5/22</b>				
<b>NEW CLASS</b>	6:00-7:00 AM	Studio	PEAK Fitness	Jace
	9:30 - 10:30 AM	Studio	Barre	Lauren
<b>Thursday 5/23</b>				
	8:00 - 9:00 AM	Studio	Cycling + Upper Body Strength	Susan
	9:30 - 10:30 AM	Studio	Dynamic Strength	Karla (sub)
	10:45 - 11:45 AM	Studio	Pilates Blend	Katlynn (sub)
	5:30 - 6:30 PM	Pool	Master Swim	Dave
<b>Friday 5/24</b>				
<b>NEW CLASS</b>	6:00-7:00 AM	Studio	PEAK Fitness	Jace
	8:00 - 9:00 AM	Studio	Gentle Slow Flow Yoga	Anthony
	9:30 - 10:30 AM	Studio	Spin	Sub TBD
	10:45 - 11:45 AM	Studio	Pilates	Elly
<b>Saturday 5/25</b>				
	9:00 - 10:00 AM	Studio	Ageless Athlete	John
<b>Sunday 5/26</b>				
	4:30 - 5:30 PM	Studio	Restore & Renew Yoga	Ellen

**Ranch House Usage – April Summary**

1. We had 2,542 check-ins in April (compared to 2,602 in April 2023)
  - a. 279 were Thompson Corner or ADU members.
  - b. 111 were Tennis members.
  - c. 2,152 were homeowners or transferred members (long-term renters)

\*The small decrease in check-ins can likely be attributed to a slow start to the tennis season with cold and rainy conditions.

**Tennis**

Tennis Memberships as of 5/16/2024:

- 9 Family tennis memberships
- 54 Individual tennis memberships

## USER GROUP DYNAMICS REPORT

Date Range  Tennis Family, Tennis In...

Billing Type	Group Name	Start Total	New	Activated
Total (2)		2	63	0
Paid In Full	Tennis Family	0	9	0
Paid In Full	Tennis Individual	2	54	0
Total (2)		2	63	0

Dylan Zimmerman is the new Assistant Pro for this year. He started last week and is doing well!

### Staff

- Lifeguard training took place 5/11-5/12 (4 certified).
- Non-pool staff CPR/First Aid/AED training took place 5/13 (12 certified).
- Food handlers' safety training completed or in-progress by all front desk and snack bar staff.
- TiPS safe alcohol sales certification training completed or in-progress by all front desk and 18+ years of age staff who will be working or helping at the snack bar.
- Swim instructor training to take place in June.
- Still working on hiring/training more lifeguards for the summer due to some staff changes.

### Pool

We opened the rec pool to the community for Swim at Your Own Risk use on 5/13. We expect to have some busy days in the next week with warm, sunny weather! The slide and snack bar will fully open, with lifeguards on duty starting Memorial weekend. Due to many employees still being in school, the first couple of weeks will only be staffed on the weekend. Swim instructor bios are now listed on the website – parents can now schedule lessons directly with instructors.

### Past & Upcoming Events

#### Recent Events

- 4/12 Family Movie Night
- 4/18 Art Show (Lisa Caplan)
- 4/21 Kids' Earth Day event
- 4/25 Martinis Mixology Class
- 5/4 Beginning of Season Tennis Party Potluck
- 5/8 Hands-only CPR Training

#### Upcoming Events

- 5/21 CCS Triathlon at the RVR pool
- 5/27 Memorial Day – live music and cocktails
- 5/21 Tennis French Open Round Robin
- 6/1 RVR Annual Garage Sale
- 6/11 Art Show – Staci Dickerson

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

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

- **Lot:** GG05, 115 Bowles | **Review:** Final Submittal
- **Lot:** Z15, 328 Crystal Canyon | **Review:** Final Submittal
- **Lot:** GG13, 112 Bowles | **Review:** First Preliminary & Final Submittal
- **Lot:** KK21, 4116 Crystal Bridge | **Review:** First Preliminary
- **Lot:** Boundary Sub Association | **Review:** Tree Inventory Discussion
- **Lot:** EE16, 812 Perry | **Review:** Second Preliminary
- **Lot:** Y08, 172 Sopris Mesa | **Review:** First Preliminary
- **Lot:** H01B, 383 Boundary | **Review:** Landscape Improvements
- **Lot:** Y01, 153 Sopris Mesa | **Review:** Landscape Improvements

### **DRC Numbers:**

- There have been **49** 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 **7** applicants in the Preliminary Design Review phase.
- There are **13** applicants finalized by DRC and waiting on permits from the Town of Carbondale.
- There are currently **40** total active DRC files.

## Financial Report

April 2024

Prepared by James Maguire

### Budget vs Actual

April was a month of preparation for our outdoor summer services including tennis, pool, irrigation, and landscaping so the budget and actual expenses for these items ramped up in April. We also started collecting tennis memberships and even started some lessons.

Total income for April was \$268K out of a budgeted \$261K, an excess of over \$6K. This was mostly due to extra DRC Fee income and tennis memberships.

Costs of goods sold were \$37K out of a budgeted \$37K with a variance of only \$422.

Expenses were almost \$210K out of a budgeted \$219K, a savings of \$9K. We had a refund of close to \$5K in payroll taxes from the State of CO as a perk for moving our family paid leave plan to a private insurer. \$5K of taxes was also refunded to all employees from 2023.

We are also running about \$5K under budget for lawn maintenance, which is just a timing gap for when we buy fertilizer and other products for the lawns. Our contracted lawn service started up in April which cost close to \$21K per month for the master association, \$7K for Settlement and \$4K for Old Town. It cost about \$8K to prepare the tennis courts for the season. The majority of that is the cost for clay.

The bottom line for April was a net \$15K surplus.

As for year-to-date, income is favorably running over budget by \$26K, still mostly due to the spike in DRC income back in February. All other income items are in line with the budget.

COGS are right on target at only \$737 under budget or a 1% variance.

Year-to-date expenses are \$717K out of a budgeted \$743K for a savings of \$26K or a 3% variance. In addition to what was previously mentioned, we are running under budget in irrigation (\$7K), still due to the refund we received from the golf course during our annual irrigation water reconciliation. Also, legal fees are running \$5K below budget for the year so far.

There aren't any significant items running over budget. DRC expenses are \$5K over budget but they are in proportion to the excess income generated this year from the DRC.

The bottom line for year-to-date through April 30<sup>th</sup> is a net surplus of \$52,614. For comparison, last year at this time we had a \$29,053 surplus.

### Special Assessment

The special assessment for the long-range planning initiative for Ranch House improvements passed on May 8<sup>th</sup>. Invoices were sent to all property owners which put \$3,036,000 on the books for A/R and the reserve account in the upcoming month of May. More details forthcoming in next month's financial report for May.

## **Reserve Funds**

The beginning RVRMA reserve fund balance in April was \$2,582,987. Total reserve income was \$52,728 of which \$8,408 was interest income from CD's.

We spent \$43K on income taxes, as mentioned in last month's financial report, due to the high amount of interest income earned for the reserve account last year and this year. We will continue to make quarterly estimated tax payments for a little over \$9K throughout the year.

The ending balance in the reserve account on April 30<sup>th</sup> was \$2,592,655.

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

	April	Budget	YTD Actual	YTD Budget	Annual Budget
<b>Income</b>					
Assessments	187,252	187,275	749,008	749,100	2,247,300
Memberships	4,834	3,800	18,345	16,600	83,000
Swim & Fitness.	874	1,100	4,057	4,400	20,300
Tennis Programming Income	51,880	50,000	56,860	56,000	197,000
Homeowner Reimbursable Assessmt	10,056	10,000	40,224	40,000	123,000
Other Income	13,367	9,700	60,124	36,300	167,800
<b>Total Income</b>	<b>268,263</b>	<b>261,875</b>	<b>928,618</b>	<b>902,400</b>	<b>2,838,400</b>
<b>Cost of Goods Sold</b>					
Swim & Fitness	5,252	7,500	20,895	22,500	69,700
Tennis	28,659	26,150	28,659	26,150	162,750
Concessions	300	1,300	1,883	3,300	26,300
Credit Card Fees	3,161	2,000	4,776	5,000	20,000
<b>Total COGS</b>	<b>37,372</b>	<b>36,950</b>	<b>56,213</b>	<b>56,950</b>	<b>278,750</b>
<b>Gross Profit</b>	<b>230,891</b>	<b>224,925</b>	<b>872,405</b>	<b>845,450</b>	<b>2,559,650</b>
<b>Expense</b>					
Personnel	118,259	120,865	467,680	467,209	1,536,935
Grounds	42,723	44,970	64,517	72,680	370,665
Irrigation	11,130	12,200	33,685	40,800	117,900
Ranch House Expenses	11,018	11,450	41,175	46,550	141,550
Utilities	8,041	10,667	42,819	46,768	144,700
Administrative	9,798	10,340	37,274	41,960	124,800
Finance	2,648	2,700	1,543	3,300	6,900
Design Review Committee	3,048	2,000	13,308	8,000	34,000
RVR Community Expenses	3,034	3,600	15,008	15,400	82,200
<b>Total Expense</b>	<b>209,699</b>	<b>218,792</b>	<b>717,009</b>	<b>742,667</b>	<b>2,559,650</b>
<b>Net Operating Surplus / Deficit</b>	<b>21,192</b>	<b>6,133</b>	<b>155,396</b>	<b>102,783</b>	<b>0</b>

**Reserve Activity**  
**April 2024**

	April	Budget	YTD Actual	YTD Budget	Annual Budget
<b>Reserve Income</b>					
Reserve Assessment Income	44,320	44,320	177,280	177,280	531,840
Investment Interest Income	8,408	9,000	35,772	36,000	100,000
<b>Total Reserve Income</b>	<b>52,728</b>	<b>53,320</b>	<b>213,052</b>	<b>213,280</b>	<b>631,840</b>
<b>Reserve Balance March 1</b>	<b>2,582,987</b>				
Income	52,728				
Spending	(43,060)				
<b>Reserve Balance March 29</b>	<b>2,592,655</b>				



# River Valley Ranch Master Association

## Public - Balance Sheet

As of April 30, 2024

### ASSETS

#### Current Assets

##### Checking/Savings

Wells Fargo Operating 445,283

Investment Accounts 3,482,935

Total Checking/Savings 3,928,218

##### Accounts Receivable

Homeowner Accounts Receivable 196

Total Accounts Receivable 196

##### Other Current Assets

Undeposited Funds 4,276

Interest Receivable 14,712

Prepaid Expenses 108,839

Inventory 4,601

Total Other Current Assets 132,428

Total Current Assets 4,060,842

Fixed Assets 604,338

**TOTAL ASSETS 4,665,180**

### LIABILITIES & EQUITY

#### Liabilities

##### Current Liabilities

##### Accounts Payable

Accounts Payable - Vendors 90,972

Accounts Payable - Payroll 51,916

Accounts Payable - Payroll Tax 4,420

Accounts Payable - P&D Deposits 888,000

Total Accounts Payable 1,035,308

##### Credit Cards

Wells Fargo Credit Card 7,044

Total Credit Cards 7,044

##### Other Current Liabilities

Interest Payable - P&D Deposits 7,756

Prepaid HOA Dues 45,154

Prepaid Income - DRC Fees 73,457

Prepaid Income - Tennis 18,165

Sales Tax Payable 43

AVLT Payable 19,900

Payroll Liabilities 733

Total Other Current Liabilities 165,208

Total Current Liabilities 1,207,560

**Total Liabilities 1,207,560**

#### Equity

Reserves (RVRMA, OT, TS) 2,682,127

Prior Operating Fund 1,058,167

Transfers to from Reserves (604,204)

Retained Earnings 154,302

Net Income 167,228

**Total Equity 3,457,620**

Rounding 0

**TOTAL LIABILITIES & EQUITY 4,665,180**

Dear Board Members,

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

Irrigation: The irrigation is up and running and crews are continuing improvements to the system to cut down on water usage.

Tennis Courts: The courts are open for the season; it was brought to our attention that court 4 could use some additional compaction and the crews are attending to it.

Emerald Ash Borer: Treatment is scheduled to begin on Monday, June 3<sup>rd</sup>.

Weed Control: Our first application of herbicide was completed on 5/10.

Swimming Pool: The rec pool opened early this season; Juan Carlos is working on opening the wader pool for the kiddos as soon as possible.

Pollinator Garden: We are excited to provide the community with an example of a native pollinator garden and to support our local biodiversity. Native plants provide food and habitat for a wide range of pollinators, including bees, butterflies, birds, and other beneficial insects. Lisa DiNardo and Michael Francisco worked together to install the garden behind the rec pool. Please keep in mind that it will take a few seasons for these plants to reach mature size.

Flowers: Hanging baskets and annuals will be installed on Tuesday, June 4<sup>th</sup>. Horray!

I'm proud of the work our maintenance team has put in this spring, we are lucky to have such an amazing crew! As always please email me with any questions or concerns.

Travis Green  
Landscape and Facilities Superintendent

# **RVRMA Executive Board Meeting Schedule 2024-25**

All regular Executive Board Meetings will begin at 5:30 p.m.

August 28, 2024

September 25, 2024

October 23, 2024

November 13, 2024

December 11, 2024

January 22, 2025

February 26, 2025

March 26, 2025

April 23, 2025

May 28, 2025

June 25, 2025

July 23, 2025

(Board Meeting and Annual Meeting)

## 2024 SUMMER BOARD ELECTION

Following is a **draft** schedule of key election activities, for the Summer 2024 election.

Community notice of Board Election; Request for candidate declarations	<b>Friday, May 24</b>
Candidate declaration deadline	<b>Friday, June 7</b>
Candidate Meet and Greet	<b>Wednesday, June 12</b>
Ballots sent out	<b>Friday, June 14</b>
Voting deadline	<b>Friday, July 5</b>
Election results published	<b>Monday, July 8</b>
Elected candidates installed at the July Board Meeting	<b>Wednesday, July 24</b>



## RIVER VALLEY RANCH

### RVRMA Long Range Planning Committee

Committee Charter, Approved Dec. \_\_, 2020

#### **Mission:**

To develop and propose to the Board a long-range plan for the RVR community. The plan should provide for the facilities and programs that will be needed as RVR matures to full buildout. The plan should be designed to:

- (1) Maintain the high desirability and attractiveness of the RVR community;
- (2) Enhance the quality of life and culture within RVR; and,
- (3) Protect RVR property values.

#### **Charter:**

- Review the existing RVR facilities and their usage, as well as the related programs and resources offered to the community.
- Gather input from the RVR community about their concerns and expectations for the future of the community.
- Assess the impact of plans for Carbondale, the Golf Course and Thompson Barn on RVR's future planning.
- Study and assess available data and studies and, if deemed necessary, recommend use of a consultant to the Board.
- Draft a long-range plan and supporting report for presentation to the Board.

#### **Timeline:**

- Discovery Phase (Investigation, input gathering, data gathering)
- Focus Phase (Analyze data, consult with experts, Board and others, draft plan and report)
- Finale Phase (Finalize plan, draft and present report to the Board)
- Approximate Time for Recommendations to the Board - January 2022

#### **Membership**

The Board has appointed the chairman, John Lund, who shall serve until the Board terminates the Committee, or until such time as a majority of the Committee members select a new chair or co-chair. The Board may remove a member from the Committee or add a member of the Committee at any time, with or without cause. The Committee shall have a minimum of five members and a maximum of ten members.

#### **Authority**

The Committee shall have authority to conduct all actions necessary to carry out its Mission and Charter, except those powers expressly reserved to the Board or the RVR property owners.

#### **Meetings**

The Committee shall meet at least monthly, and more often as needed. A majority of the committee members shall constitute a quorum. Committee members may attend the meeting in person or by electronic means. The Committee Chair(s) shall keep a copy of the committee meeting minutes and forward a copy to the Board. The Committee Chair may invite any director, officer, staff member, or other adviser who isn't a member of the Committee to attend, but these individuals have no voting power. Meetings are open to RVR property owners.