

OTAC Agenda for January 30, 2024

6:30 at the Ranch House

Committee Members In attendance: Wolf Gensch, Steven Lavery, Ashley Lynch, Tami Cassetty along with new board members Kale Lacroux and Laura Hanssen

Community Members in Attendance:

Mary Catherine Conger

Steven Conger

Note: The Zoom lost connectivity and one homeowner dropped off and did not rejoin.

New liaison member Mike Banbury also in attendance

Call to order

Minutes from 9/12/2023 approved

Snow removal winter 2023/24

-OT Driveways and walkways up to front doors will be shoveled/plowed if there is over 2 inches of snow.

We have a new contractor for 2024, while there have been very few events that triggered plowing for Old Town, the new crews have been on site much earlier than the previous crews and Ashley noted that the feedback on them has been positive.

Snow removal information was clarified:

-Sidewalks are shoveled by RVR HOA. Throughout the community, if the sidewalk surface is concrete, RVRMA staff will remove snow. If it is made of asphalt (public waking paths), it is removed to the town of Carbondale.

-Streets are Plowed by the town of Carbondale

House Painting

-9 House to be painted in 2024 as follows:

- 229 Holland Thompson
- 228 Holland Thompson, ADU
- 232 Holland Thompson, ADU
- 209 Holland Thompson
- 42 Ferguson
- 54 Ferguson
- 66 Ferguson
- 333 Lamprecht , ADU
- 307 Lamprecht, ADU
- You can find when your house is scheduled to be painted on the RVRMA website by clicking [here](#), or by accessing the website/neighborhoods/Old Town/Painting Schedule.
- Remember that all siding needs to be repaired prior to painting. Each homeowner is given \$750 to repair siding but if costs exceed that, it is the homeowners responsibility. Most siding damage occurs because of faulty gutters or irrigation issues which damage siding. RVRMA has reached out to all homes scheduled for painting in 2024 disclosing details and timelines.
- Should you need heads adjusted in your front yard, please reach out to irrigation@rvrma.org. They are happy to make adjustments right away.

Dogs

- Dogs are still off leash and barking.
- There is a town of Carbondale ordinance against barking dogs and off leash dogs.
- If you can't resolve a problem with your neighbor directly, call the town of Carbondale at 970-963-2662 and give as many details as possible (description of dog, address, when does the barking occur).
- RVRMA is always happy to assist with issues, but violations of town ordinances should be addressed by the police.

Parking

- There is a 72 hour parking limit in the town of Carbondale and in RVR (which is within Town limits).
- If a car has been in the same spot without moving for over 72 hours, call the Carbondale police and they will put a notice on the car to either have it moved or towed.

Christmas Lights

- Reminder that all Christmas lights need to be removed by January 31, 2024. The full holiday lighting policy for RVRMA is available on the website. You can access it by clicking [here](#), or by navigating to www.rvrma.org under the governing documents section.

Landscaping

- Lawn maintenance for 2024 will be given to Rocky Mountain Landscaping which is the same contractor that we have used for years
- The contract only includes mowing, aeration and raking
- If you want to resod your lawn, that is at the homeowner's expense
- Weed spraying for 2024 will be done again. Every homeowner has the option to opt out of weed spraying if they wish.
- To opt out of weed spraying, contact Travis Green or Ashley Lynch at the Ranch House. Irrigation@rvrma.org or ashley.lynch@rvrma.org.

Old Town Budget (presented by Ashley)

A breakdown of 2024 budgeted costs was shared (Old Town Specific):

-58% is for house painting

-22% is for lawn maintenance

-11% is for snow removal

-10% is for irrigation maintenance and repair

-The full budget was also shared. All funds are accounted for in the budget and if there is a surplus, it goes back into Old Town Specific reserves.

Reserve portions of Old Town dues specifically fund home painting which is currently on a 10 year schedule.

New Business

Ashley recommended that all Old Town Advisory Committee terms will be set to expire as noted below. After the meeting concluded some members of the Advisory Committee suggested revisiting this plan in the next scheduled meeting:

2 member's term could expire at the end of 2025 (Wolf and Steve)

1 members term could expire at the end of 2026 (Tami)

2 members terms could expire at the end of 2027 (Laura and Kale)

New members will be solicited every year in advance of the January RVRMA Board Meeting. Per the Old Town Committee Charter, there are no term limits. Individuals with expiring terms are welcome to submit applications to serve.

The Committee elected the following officers for 2024:

Chair: Wolf Gensch

Vice Chair: Kale Lacroux

Secretary: Tami Cassetty

Public Comments

There was discussion about how to get more community involvement in Old Town.

There was also discussion about speeding in RVR and some residents are going to go to the town requesting a 15 mph speed limit in Old Town.

Adjourn 7:55