

River Valley Ranch
Old Town Advisory Committee Meeting
Monday, Jan. 27, 2025 at 6:30 p.m.
Ranch House Conference Room & Zoom

Advisory Committee Members

Sam Hartnett, Chair
Wolf Gensch, Vice Chair
Elkie Craven, Secretary
Kale Lacroux (absent)
Laura Hanssen

Management Attendees

Ashley Lynch

RVR Master Board Liaison

Mike Banbury

Homeowner Attendees

Stephan Laverty (in person)
Nathan McDonald (zoom)
Katie Takach (zoom)

1. **Call to Order & Establish Quorum**
 - The meeting was called to order by Wolf. A quorum was established.
2. **Approval of September 2024 Meeting Minutes**
 - Motion to approve the minutes was made by Laura and seconded by Wolf. As the only members from the previous board present, both Wolf and Laura approved the minutes.
3. **Welcome New Committee Members**
 - Two new committee members were introduced: Elkie Craven and Sam Harnett.
4. **Acknowledgement of Services**
 - Wolf expressed gratitude for the years of service from Tami Cassity and Stephan Laverty, whose terms expired at the end of 2024.
5. **Home Painting Plan for 2025**
 - The following homes will be painted in 2025:
 - 201 Holland Thompson
 - 210 Holland Thompson, ADU
 - 213 Holland Thompson
 - 224 Holland Thompson, ADU
 - 18 Harris
 - 30 Harris
 - 54 Ferguson
 - 70 Ferguson
 - 337 Lamprecht, ADU
 - **2024 Review:**
 - Homes were generally in good condition, and feedback from owners was positive.
 - The \$750 reimbursement for siding repairs is not going as far and has not increased with inflation causing many to go over that amount. Most expensive repairs were due to a lack of proper maintenance by homeowners.
 - **2025 Plans:**
 - 2025 is a major painting year, followed by a break in 2026.

- The painters' contract has seen a slight increase due to inflation.

6. Snow Removal & 2024/25 Contract Review

- No negative feedback received regarding snow removal.
- Sam expressed a preference for early snow removal (before 8 a.m.) or no service at all to avoid unnecessary costs.
- The snow removal threshold is set at 2 inches. North-facing driveway quotes were considered but deemed unaffordable.
- Ashley had contractors focus on Old Town first, but congestion in the area made this difficult with cars and school kids leaving early.

7. Irrigation, Fertilizing, and Spraying for Summer 2025

- An additional round of fertilization was applied in 2024.
- The opt-out list for these services continues.
- Spraying and organic fertilization will continue in 2025.

8. Roofing & Repairs for Summer 2025

- In the past 6 months, there have been 6 roofing applications submitted for the Architectural Review process.
- Discussion was held on whether metal roofs would be approved. Ashley will review the guidelines for more details.
- Ashley will provide detailed roofing contractor information upon request. Homeowners are responsible for their own roofing costs, but it was suggested that homeowners consider grouping together to select a contractor based on more than just price.

9. Fire Prevention: Bushes, Trees, and Gutter Guards

- A fire prevention talk will be held for all homeowners on February 4th.
- A previous walk-through with Fire Dept officials identified problem areas, including bushes and trees too close to homes or touching the roof.
- Overgrowth of trees and shrubs poses safety concerns.

10. Reserves & Financial Review

- **2024 Year-End Results:**
 - A surplus of \$1,129 was voted by the Master Board to be moved to the reserve fund.
- The largest expenses for Old Town services are painting, lawn maintenance, snow removal, and irrigation in that order.
- Ashley presented an "Outline of Common Expenses from Master Declaration," explaining that the HOA is required to provide certain services (lawn maintenance and painting), while snow removal is optional.
- At the end of 2025 Old Town reserves are projected to around \$6,932 (that is inclusive of the \$1,129.00 surplus from the 2024 operating fund that was transferred to the Old Town reserve fund). In 2026 there will be no homes to paint, which will allow the reserve fund to rebound. The anticipated balance beginning January 1st, 2027 will be over \$80,000. That will start off another 10-year painting cycle. Old Town will experience another year with no homes to paint in 2036.

11. Progress on Remodel & Payments

- Ashley provided a general update. For the latest information, the RVR website and Master Association meeting minutes are the best resources.

12. Dog Leash, Barking, and Speed Limits in RVR (20 MPH)

- Ongoing issues with dogs off-leash, barking, and speeding.
- It was suggested that homeowners address these issues directly with neighbors.

- Homeowners are reminded to adhere to leash laws, control barking, and observe speed limits.

13. Christmas Lights

- A reminder that Christmas lights must be turned off by January 31, 2025, as announced in the newsletter.

14. Committee Position Elections

- Motion made by Wolf to elect Sam as Chair, Laura seconded.
- Motion made by Laura to elect Wolf as Vice Chair, seconded by Sam.
- Motion made by Wolf to elect Elkie as Secretary.
- All motions passed unanimously.
- **New Committee Positions:**
 - Sam – Chair
 - Wolf – Vice Chair
 - Elkie – Secretary

15. Date of Next Meeting

- The next meeting will be held on May 19th.
- The September meeting date will be set at the May meeting.

16. New Business

- **Fences:** It was proposed that at the next meeting a discussion regarding replacing fences, especially those shared by homeowners (e.g., Boyd fence along the entry road into RVR), be held.
- **Trees:** Further discussions will be held regarding diseased or dead trees in the common areas. Trees in the right-of-way or common area will be the HOA's responsibility, while trees in individual yards are the homeowner's responsibility.

17. Public Comment

- No new feedback was received.

18. Adjournment

- Motion to adjourn made by Laura, seconded by Sam. The meeting adjourned at 7:35 p.m.