

**RVRMA EXECUTIVE BOARD MEETING**  
**Wednesday, April 27, 2022 at 5:30 p.m.**  
**Ranch House Conference Room and Zoom Meeting**

**Executive Board of Directors**

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

**Management Attendees**

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

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

**II. Approval of Minutes and the Consent Agenda**

- Approval of Meeting Minutes of the RVRMA Executive Board Meeting held on Wednesday, Mar. 30, 2022.

**III. Public Comment**

- Comments in public comment are for agenda items only.

**IV. Committee Report**

- Long Range Planning

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

**VI. Management Update**

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

**VII. Old Business**

- N/A

**VIII. New Business**

- RVR Fence Maintenance & Repair Policy (*info.*)
- Water Conservation (*info.*)

**IX. Adjourn**

**X. Executive Session**

- Legal Issues Related to Golf Course

**RVRMA EXECUTIVE BOARD MEETING**  
**Wednesday, March 30, 2022, at 5:30 p.m.**  
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**Homeowner Attendees**

Kevin O’Keefe (via zoom)  
Lani Kitching (Via Zoom)  
Diane Cavarra (Via Zoom)  
Helen Copping (Via Zoom)  
John Krousouloudis (Via Zoom)  
Wolf Gensch (in person)  
Steve Laverty (in person)

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

Board President, Gary Lesser, called the meeting to order at 5:30 p.m. Gary added a new line to the agenda under New Business titled, “Carbondale Trustee Election.”

**II. Approval of Minutes and the Consent Agenda**

**Motion:** Board Directors, John Lund and Michael Banbury, moved and seconded to approve the consent agenda and minutes of the Executive meeting held on held on Wednesday, Feb. 23, 2022.

**III. Public Comment**

- No public comment.

**IV. Committee Report**

- Long Range Planning

Board Director and Long Range Planning Committee Chair, John Lund, provided a verbal report on Long Range Planning. John indicated that a site visit with McMahon is set for Tuesday, May 3. McMahon will likely be on site for most of the day examining the facility. The Long Range Planning Committee will also meet with them during their visit. John reported that Ashley has been working with McMahon in preparation by providing all materials requested by the group. The LRP's April meeting was announced for Tuesday, Apr. 12. Agenda items for the meeting will include preparation for the McMahon visit and introduce new members to the committee.

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

James Maguire gave a financial insight presentation and went through the budget vs actual from a high level down to a more granular level and then reviewed the reserve account.

When comparing budget vs actual income, James noted February performed better than January, bringing in about \$4,500 more income than budgeted. James believes that overall, we are doing very well in this area. When comparing budget vs actual expenses, January was slightly under budget and February was slightly over budget. The variance is only \$2,000 or 1%. Nothing to be concerned about.

James shared a high-level overview of the budget vs actual for year-to-date through Feb. 28. James emphasized that when the budget was created, we estimated we would spend approximately \$380K by end of February and by end of February we spent approximately \$380K.

James also reviewed personal costs which were under by 12k, Grounds was over by \$2800 mostly due to some expensive salt cells that were purchased for the pool. Irrigation was over by \$2095 mostly due to the water reconciliation we had with the golf course. Ranch House expenses were over by \$3400 mostly due to extra outside cleaning services we had to hire while Ana was away on vacation for a month. James continued with more details about cost of gas, banking transition, inflation, computer & online expenses.

Finally, completed an overview of RVRMA's reserve account. He reported that we began with a balance of \$1.6 million for 2022. He went on to say that each month we add about \$33,000 to the reserve from dues, so in 2 months we added \$67,000. The current reserve balance is 1.691 million.

#### **VI. Management Update**

- General Manager Report- Ashley Lynch
- Programming & Community Engagement Report- Ali Royer

- DRC Report- Jessica Hennessy
- Finance Report- James Maguire
- Outside Service Report- Travis Green

Director, John Lund, asked about a time frame for new internet for the Ranch House. RVR General Manager, Ashley Lynch, replied that it would still be a few months before installation could happen.

The Board had inquiries about Ashley’s meeting with the Fire Dept. Mike Banbury asked about the process to remove trees on properties in RVR and it was relayed that homeowners can apply for tree removal by filling out a home improvement application on the website. Gary Lesser brought up the possibility of scheduling an informational session for RVR residents presented by the Fire Dept.

Ashley also reported that a fence survey is underway for old town and other areas in RVR, and he hopes to have some clarity from the survey results soon.

#### **VII. Old Business**

- N/A

#### **VIII. New Business**

- **New Members appointed to Long Range Planning Committee** (*decision*)

The Long-Range Planning Committee currently has six members. Its charter allows for up to ten members. Several weeks ago, the board put out a call for candidates in the RVR weekly newsletter, and in a “View from the Board.” We received interest from a number of strong candidates. After thorough review, it was recommended that the following RVR homeowners be added to the committee: John Spiess, who lives in Old Town. Carl Hostetter, who lives in the Boundary; Kevin O’Keefe, who lives in the 24 (sometimes called Fairways); and Bill Brown, who lives in the Settlement.

**Motion:** Ben Johnston and Todd Richmond moved and seconded to approve our new Long Range Planning Committee applicants, to serve on the Long Range Planning Committee. The motion passed unanimously

- **Rescind Employee Vaccination Policy** (*decision*)

Board President, Gary Lesser, stated that last fall, the Board adopted an Employee Vaccination Policy. This was consistent with what many other employers in the valley did at the time. Unlike the Infectious Disease Policy, which the GM can implement

unilaterally, the Employee Vaccination Policy was approved by the Board, and can only be changed by the Board.

Gary shared that the board discussed this with Ashley, and Ashley recommended rescinding the Employee Vaccination policy, effective immediately, to remove that requirement for current and future employees.

**Motion:** Michael Banbury motioned to rescind the Employee Vaccination Policy and Ben Johnston Seconded. The motion passed unanimously.

#### **IX. Carbondale Trustee Election** *(info.)*

Gary announced that the Carbondale Trustee election was upcoming, and votes would be due Tuesday, Apr. 5. Gary continued to say that, for those who haven't voted yet, one important issue to RVR property owners is each candidate's position on potential amendments to the Town's development code that would make it easier for the owner of the RVR golf course to develop the driving range, or other parts of the golf course.

Everyone who owns property at RVR should be interested in how the Town Trustees see this issue, whether they would support the Town changing its development code or want to keep the code as it is.

Board Director, Mike Banbury has reached out to Town Trustee candidates to learn their position on the issue, and whether their positions are consistent with RVR homeowners' most recent stance, which was to overwhelmingly oppose any development on the golf course, and any change in the development code.

Mike shared that he reached out to as many candidates that he could get in contact with as possible. Mike also recommended that people visit the Sopris Sun website to review each individual candidate's bio, vote their consciences and remember that the golf rezoning will be an issue that will come up in the next 4 years.

It was agreed that there would be an announcement in the newsletter with information on the upcoming election for top of the mind exposure for the community.

#### **X. Adjourn**

**Motion:** Ben Johnston and Michael Banbury moved and seconded to adjourn the meeting. The meeting ended at 6:03 p.m.

**XI. Executive Session**

- Legal Issues Related to Golf Course



## General Manager's Monthly Report to the Board of Directors

April 27th, 2022

### Governance

- It was recently discovered the town has a standing ordinance against gas powered leaf blowers. RVR contractors have been notified of expected compliance.
- The planned site tour with McMahon is confirmed for May 3rd.
- Non-compliance notices: Notices were released to several members of community concerning RV parking and boat storage/parking.

### Staffing

- We are recruiting for summer positions in hospitality and ground/maintenance but positions are nearly full.
- CPR and lifeguard trainings are being planned

### Operations

- Another Meeting was conducted on 4/22 with the Carbondale fire department discussing Old Town dangers/mitigation.
- Temporary pool cover has not yet arrived. The team made repairs in March to allow us to use a portion of the cover for the lap pool and we are hoping that this can help offset some energy costs.
- The weather has caused a delay in opening tennis courts. An issue with the town's water meter that feed the drip irrigation system to the courts also created a challenge. We are hoping to have 3 courts open by the weekend of the 23<sup>rd</sup> for a local tournament. Hard courts have been reserved as a backup.
- Fertilization and weed spraying are complete. Mowing begins on the week of 5/1. Visit [Landscaping \(rvrma.org\)](http://Landscaping(rvrma.org)) for all details/timelines.
- Some concrete repairs have been completed on the pool deck to mitigate areas that represent safety concerns.

### Sub-Associations & Neighborhoods

- **The Boundary** –
  - No Report
- **Crystal Bluffs** –
  - No Report
- **24/Fairway Residences** –
  - No Report
- **Old Town** –
  - Siding repairs are nearly complete and power washing/painting has begun.
- **The Settlement** –
  - Paint selections are being made, siding repairs to begin in May.

## **Ranch House Report 4.27.2022– Ali Royer, Director of Programming & Community Engagement**

### **Fitness**

We implemented a minimum participant requirement for group fitness classes. Classes with 2 or less participants will be canceled the day prior to class.

### **Ranch House Usage**

We had 2,472 check-ins at the Ranch House for the month of March.

We've seen 1,488 check-ins at the Ranch House in April as of 4/21/22.

We had 546 total participants for group fitness classes at the Ranch House in March (does not include Qigong).

We've seen 387 for the month of April as of 4/21/22.

### **Tennis**

The maintenance team has been working incredibly hard to get the clay tennis courts open for play. After a few wet and cold weeks, they needed to wait until the courts were dry enough to start the process. We anticipate one court will be open for play Saturday, April 23 and two additional courts will be open the following week, pending that the weather cooperates. Our first league matches take place Sunday, April 24.

### **Summer/Pool**

We've interviewed some great applicants and are finishing hiring summer staff over the next week or so. We look forward to opening the pool on Saturday, May 28 and grilling complimentary hot dogs and burgers for poolgoers on Memorial Day (Monday, May 30).

Private swimming lessons will be available once the rec pool opens, taught by lifeguard staff.

We look forward to providing some new food offerings, including ice cream cones and bowls, and burgers.

### **Events**

#### Previous Events:

*Qigong Workshop for Sleep: 10 attendees*

*Ukrainian Easter Egg Class: 20 attendees*

*April Ice Cream Social: 60 attendees*



*Easter Eggstravaganza: 130 attendees*



Upcoming Events:

*Wine Tasting – New Reds at the Ranch House (4/29)*

*Meet the Artist Happy Hour – Maria Beam (5/7)*

*Bike Maintenance Course – Basalt Bike & Ski @ the Ranch House (5/7)*

*Wine Tasting – New Whites at the Ranch House (5/27)*

## **DRC Report April - 2022**

Design Review in RVR remains very active and the DRC continues to have a full schedule. In addition to new construction reviews, meetings contain remodel proposals, landscape improvements and other smaller scale projects.

Administrative requests are increasing as we approach summer including re-staining, fence installations, window replacements, and more.

There are currently **33** 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 permit from the Town of Carbondale.

There are currently **53** total active DRC files.

## Financial Report

March 2022

Prepared by James Maguire

### Budget vs Actual

March closed out the first quarter of 2022. Income in March surpassed the budget by \$12K and expenses (including COGS) ran over by \$6K or a 3% variance. The boost in income came from DRC fees and early tennis membership sign-ups. On the expense side, natural gas is still one of the largest budget overruns although it is getting better since we started covering the lap pool at night again. Health insurance and group fitness class expenses were also high in March, but they should even out over time. We also replaced the handicap door openers at the ranch house which caused a small spike in ranch house expenses.

As for year-to-date (first quarter), income was over budget by \$16K and expenses (including COGS) were over budget by \$6K for a total net surplus of \$10K. Wages are running under budget by almost \$7K. We lost a couple employees in the maintenance department which saved us some money, but we are refilling those positions in April and May. We are continuing to have monthly budget meetings to measure our labor spending and plan for the summer.

As reported since the beginning of the year, natural gas and computer expenses are the two areas that are running the highest over budget. Gas is now \$7K over and computer expenses are \$6K. However, since we are doing so well in other areas, such as DRC Fee Income (14K surplus), these overages are offset and the bottom line still \$10,000 to the good.

### Reserve Funds

The beginning RVRMA reserve fund balance in March was \$1,691,086. Total reserve income was \$33,787 and \$8,500 was spent from reserves on the following:

- Further gym updates – new dumbbells and weight rack \$3,007
- 3 oak benches for the locker rooms \$5,500

We also sold a tractor for \$10,500, the proceeds of which went back into the reserves.

The ending balance in the reserve account was \$1,726,866.

### Investments

Ashley and I had a meeting with Edward Jones and decided to move \$250K into 1 year CDs at 1.25% and \$250K into 2 year CDs at 2.25%. We will follow up with them again in 3 months to see how the market has changed and decide if we should invest more or wait.

This adds to our 3 existing CDs, two of which mature in 2022 and one in 2023. The two that mature in 2022 are earning over 4% on over \$250K invested over 2 years ago. The one that matures next year is earning .7% on about \$250K. We also have an “insured deposit account” at Edward Jones that doesn’t earn very much interest, but it provides FDIC insurance on close to \$1.5M in funds we have parked there.

## **On the Radar**

The concrete on the pool deck has been an ongoing issue and we are having it serviced in April. They will fill cracks and patch holes and chipped areas. The estimated cost is around \$10K.

The under-counter coolers in the ranch house bar have also caused trouble over the years and recently one has completely stopped working and the other one is not far behind. We have a contractor scheduled to replace the condensing units, evaporative fans, refrigerant piping, and other parts in April. The estimate for this work is \$9K.

## **Taxes**

HOA tax expert, Gary Porter, CPA will again file our tax return this year. The books were turned over to their firm for tax preparation in February, but they filed an extension. Once completed, I will let you know of the outcome.

**River Valley Ranch Master Association**  
**PUBLIC - Profit & Loss Budget Performance**  
**March 2022**

	March	Budget	YTD Actual	YTD Budget	Annual Budget
<b>Income</b>					
Assessments	198,068	197,600	593,658	592,800	2,371,392
Memberships	3,227	3,000	8,615	9,000	62,000
Swim & Fitness.	0	200	0	600	7,500
Tennis Programming Income	14,400	5,000	14,400	5,000	194,887
Homeowner Reimbursable Assessmt	7,933	7,800	23,637	23,400	107,000
Other Income	18,338	15,880	53,341	46,640	214,500
<b>Total Income</b>	<b>241,966</b>	<b>229,480</b>	<b>693,651</b>	<b>677,440</b>	<b>2,957,279</b>
<b>Cost of Goods Sold</b>					
Swim & Fitness	7,902	4,350	16,208	12,775	55,875
Tennis	0	0	0	0	150,000
Concessions	261	600	348	1,300	18,750
Credit Card Fees	136	500	1,328	1,500	11,500
<b>Total COGS</b>	<b>8,299</b>	<b>5,450</b>	<b>17,884</b>	<b>15,575</b>	<b>236,125</b>
<b>Gross Profit</b>	<b>233,667</b>	<b>224,030</b>	<b>675,767</b>	<b>661,865</b>	<b>2,721,154</b>
<b>Expense</b>					
Personnel	101,940	98,327	289,056	297,372	1,429,440
Grounds	17,502	21,125	47,611	48,375	348,000
Irrigation	5,576	6,375	20,420	19,125	99,500
Ranch House Expenses	12,096	8,725	32,981	26,175	112,000
Utilities	10,448	8,155	35,010	28,465	109,200
Administrative	6,087	7,325	26,036	23,415	88,574
Finance	314	250	1,478	750	9,000
Design Review Committee	2,624	3,250	10,247	9,750	39,000
RVR Community Expenses	6,631	5,750	13,779	17,250	73,000
Reserve Accounts	33,787	34,453	101,315	103,359	413,440
<b>Total Expense</b>	<b>197,005</b>	<b>193,735</b>	<b>577,933</b>	<b>574,036</b>	<b>2,721,154</b>
<b>Net Surplus / Deficit</b>	<b>36,662</b>	<b>30,295</b>	<b>97,834</b>	<b>87,829</b>	<b>0</b>

# River Valley Ranch Master Association

## Public -Balance Sheet

As of March 31, 2022

### ASSETS

#### Current Assets

##### Checking/Savings

Wells Fargo Operating 2674 342,731

Investment Accounts 2,367,077

Total Checking/Savings 2,709,808

##### Accounts Receivable

Homeowner Account Receivables 3,317

Total Accounts Receivable 3,317

##### Other Current Assets

Interest Receivable 766

Prepaid Expenses 59,616

Undeposited Funds 6,858

Inventory 1,179

Total Other Current Assets 68,419

Total Current Assets 2,781,544

Fixed Assets 225,126

TOTAL ASSETS 3,006,670

### LIABILITIES & EQUITY

#### Liabilities

##### Current Liabilities

##### Accounts Payable

Accounts Payable - Vendors 54,108

Accounts Payable - Payroll 39,098

Accounts Payable - Payroll Tax 3,221

Accounts Payable - P&D Deposits 627,000

Total Accounts Payable 723,427

##### Other Current Liabilities

Payroll Taxes Payable 7,956

Prepaid HOA Dues 44,195

Prepaid Income - DRC Fees 73,060

Sales Tax Payable 99

AVLT Payable 15,041

Total Other Current Liabilities 140,351

Total Current Liabilities 863,778

Total Liabilities 863,778

#### Equity

Reserves 1,808,672

Prior Operating Fund 861,006

Transfers to from Reserves (604,204)

Retained Earnings (31,676)

Net Income 109,093

Total Equity 2,142,891

TOTAL LIABILITIES & EQUITY 3,006,669

1 Rounding

3,006,670

## Outside Services – Travis Green

The irrigation water is on; please limit watering as much as possible to start the season. The spring fertilizer application is complete. Rocky Mountain Landscape will begin its spring clean-up of pine needles, thatch, etc., the last week of April, and the first mowing will take place the week of May 1st. Outdoor Services will complete the herbicide application on Friday, April 22<sup>nd</sup>. Juan Carlos and the crew will have the first clay tennis court ready for play on April 21<sup>st</sup>. The rest of the courts will be available for play the following week. Aeration and irrigation repairs and start-ups will continue through the end of April. Repairs to the concrete around the swimming pool are ongoing, and we look forward to the pool opening at the end of May. Hanging baskets and annuals will be back the first week of June. Our goal is to become more sustainable this season, use less water, fewer herbicides, and more environmentally friendly products. With the community's help, I think we can take a giant step in reaching these goals.

Looking forward to another beautiful spring in River Valley Ranch, if you have any questions or concerns, email [Travis.Green@rvrma.org](mailto:Travis.Green@rvrma.org)

Travis Green

## **Long Range Planning Committee Board Report - April 2022**

The newly expanded committee met on April 12, 2022. We were very pleased to have Bill Brown back and to welcome John Speiss and Carl Hostetter. Sadly, we are losing Leslie Marcus who has been an outstanding member of the committee since the beginning. As many will know, the Marcus family is moving to the Dallas area. We do recommend finding another new member and would especially like to be able to find another woman to serve. We feel that perspective is critical to the success of the planning and, without Leslie, we have just one woman on the committee.

At the April meeting, after introductions all around, we spent some time reviewing the committee's charter and discussing the scope of our assignment. We then reviewed the aspirational statement which resulted from the Board's recent workshop. In addition, we looked at the notes compiled at that workshop concerning the goal of long range planning. It was noted that one of the key challenges in this planning effort is to build a good consensus for the plan within the community and also for the process to be inclusive and energizing for the RVR community.

Towards that end, the committee had numerous ideas for community engagement, both as to the substance that needs to be covered and as to ways that it could be done. There will be more to report on that in the next couple of months after the initial meeting with McMahon. The committee is exploring the idea of having McMahon conduct a professional survey but is not prepared to make a recommendation to the Board about that until the cost and value are better understood.

May 3 is the date for the initial meeting with McMahon and their site visit. Board members are invited to participate in a 3:00 p.m. work session with the McMahon team that day. That session will be an introduction to the process and an initial discussion of the direction we would all like to see McMahon go in developing its recommended plan for the RVR facilities.



## **RVR Fence Maintenance & Repair Policy**

**April 27th, 2022**

The HOA has not given clear direction regarding the responsibility of many fences located within the community. In the past, this conversation has largely concerned Old Town fence lines, but there are many fences in the community that fall into a similar category—making this a community wide issue.

The fence lines that are “contested” lie within areas that border RVRMA lands, and in some cases golf course property. In the past, this conversation has centered on the below fence lines:

- Holland Thompson lots that back up to RVRMA Ranch House Land
- Boyd Drive lots that back up to Crystal Bridge Drive
  - 4 of those lots also border MCA land between Crystal Bridge Dr. and Boyd
- Settlement Lane lots that back up to the golf course and the golf course parking lot
- Lots on Harris Drive backing to hwy 133 have also been a topic of conversation, though it does seem evident that these fence lines lie **within** homeowner property boundaries. It has widely been excepted that repair and maintenance of those fences are homeowner responsibility. That said, there has been no official document that would clarify this issue.

In addition to these areas, there are a number of lots throughout the community that border RVRMA lands, a map of which can be seen at the end of this document.

Research has been conducted but we have been unable to find any portions of the governing documents that would assign responsibility for these fences to the HOA. Some of the fences in question may have been put in place by the developer and they have a consistent look and feel.

As an example, the fence in Old Town backing to Crystal Bridge Drive was stained by the HOA last year to improve it’s overall appearance. This fence had a very large esthetic impact upon entry to the community.

Fencing guidelines in the Design Review Guidelines should also clearly establish acceptable standards inclusive of communities such as Old Town.





## Water Conservation

**April 27th, 2022**

Many in the community believe that RVR should increase its efforts toward water conservation and sustainability. There are two incentives for dropping our water usage—financial and environmental. Our collective bill for irrigation water increases as we use more water. From the environmental perspective, river levels have dropped to alarming levels in recent times and anxieties surrounding the future of water use are growing.

As a management team, representing RVR homeowners, our primary goal is to preserve the natural beauty of the community. We seek to find the appropriate amount of water to most effectively accomplish this avoiding overuse where possible.

There are three primary areas that impact overall water usage, two of which are within the control of RVRMA.

- 1) Water lost to system malfunctions (RVRMA control)
- 2) Water used to irrigate lands managed by RVRMA or Sub Associations (RVRMA control)
- 3) Water used by homeowners (Homeowner Control)

**Main line breeches** are a big factor. An uncontrolled main line breach can cause hundreds of thousands of gallons of water to escape the system. Dependent upon where these breeches occur they could be recaptured (flow into a pond or back to the river), or lost to overwatered turf and evaporative loss. Regardless of where the lost water winds up, our billing is impacted. RVRMA has invested in a technical system that should help us to better mitigate these system failures by turning off Cla-Valves when the meter reads a large scale spike in the water usage. In order to activate this functionality, wires must be run from timers to Cla-Valves. This project is ongoing.

**Water used to irrigate areas under RVRMA control** are typically watered 3-4 times per week, allowing turf grass to dry out between waterings. The upgraded system noted above should also allow us to better control watering schedules surrounding weather patterns. Having remote control of timers also makes it easier to adjust watering schedules, allowing a more thoughtful approach.

**Water used by homeowners** is an area that is difficult to quantify. Having individual water meters on each property is not feasible. In the early years of RVR, the developer installed meters on many homes. The proper functioning of the meters was hampered, however, by our raw irrigation water filled with turbidity. A metered system would require extensive filtration which was judged too costly to install and maintain. In addition, our system is pressurized in excess of 80 psi (pounds per square inch). The

required seasonal blow-out of the system damaged those meters. At a certain point, the developer disabled existing meters, and no additional meters were installed.

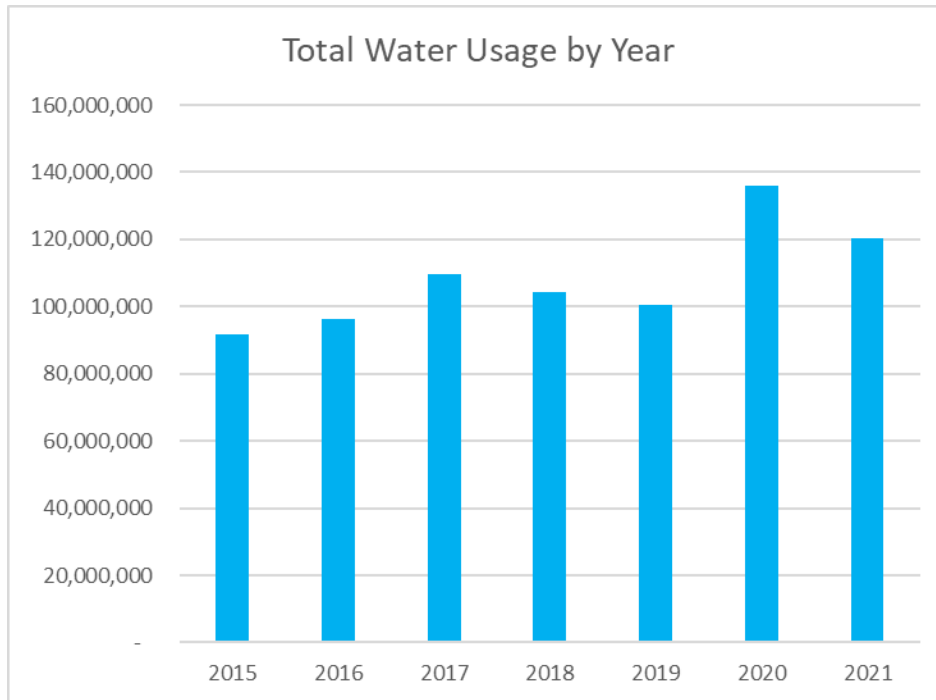
**Resources available on the RVRMA landscaping page:**

[A history of Irrigation Billing](#)

[Water Conservation/Irrigation Best Practices](#)

**Historical Water Usage:**

Year	Total Usage
2015	91,880,115
2016	96,348,107
2017	109,631,150
2018	104,144,535
2019	100,528,685
2020	135,838,100
2021	120,302,000



**Water Billing Summary:**

The water usage is measured by multiple meters located at Cla-Valves throughout the neighborhood and read each month by RVRMA and the golf course.

At the end of each year, RVRMA meets with the golf course to reconcile the usage and the cost to each side. The costs to maintain the system include:

- repairs and maintenance
- electricity, property taxes
- legal fees
- payroll

Some of these costs are split on a fixed percentage and some are based on a percentage of water usage. The higher the usage by RVRMA, the higher the cost. In 2021, the cost to RVRMA was \$65,365.

Each year, we estimate the cost of the upcoming year and make monthly payments to the golf course. At the year-end reconciliation, we true up and pay the difference.

RVR residents with homes and irrigated lots are charged a monthly fee to pay for the irrigation. If the irrigation costs increase, the cost to homeowners would theoretically increase.

Therefore, If residents and the HOA can reduce their irrigation water usage, then it will help keep the costs down for the HOA and its residents.