

RVRMA EXECUTIVE BOARD MEETING
Wednesday, May 25, 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, April 27, 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

- RVR Fence Maintenance & Repair Policy (info.)

VIII. New Business

- Establishment of Enforcement Committee (*decision*)
- House Bill 222 – 1137 (*info.*)
- Executive Board Meeting Schedule August 2022 through July 2023 (*info.*)
- Call for Candidates and Election Timeline (*Info.*)
- Fence Variance Hearing (*Decision*)
 - Variance Public Comment

IX. Adjourn

X. Strategic Planning Follow-Up Workshop (*working session staff & Board*)

RVRMA EXECUTIVE BOARD MEETING MINUTES
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
RJ Spurrier, Director
Michael Banbury, Director
Laura Hanssen, Director
(absent)

Management Attendees

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

Homeowner Attendees

Diane Cavarra (zoom)
Krystina Greenwood (zoom)
Wolf Gensch
Stan Kleban

I. Call to Order- Establish Quorum

- Board President, Gary Lesser, called the meeting to order at 5:30 p.m.

II. Approval of Minutes and the Consent Agenda

- **Motion:** Board Vice President, John Lund and Board Secretary, Ben Johnston moved and seconded the approval of the consent agenda and meeting minutes of the RVRMA Executive Board Meeting held on Wednesday, March 30, 2022.

III. Public Comment

- There was no public comment.

IV. Committee Report

- Long Range Planning:

Gary indicated that the complete Long-Range Planning Report can be viewed in the Board Packet. John commented that a zoom link is available to Board members for the McMahon working session on Tuesday, May 3. John reiterated that this meeting would be a work session for the Long-Range

Planning Committee but that the Board was welcome to attend and be involved.

V. Month End Financial Review – James Maguire

- James Maguire, RVRMA Controller, gave a financial insight presentation. James went through the budget versus actual from a high level down to a more granular level and then reviewed the associations reserve and cash accounts.

According to James, March performed better than January and February, bringing in about \$12,000 more income than budgeted. This was primarily due to DRC fees and early tennis membership sign-ups.

James also showed budget versus actual expenses for the first quarter. He indicated March was slightly over budget by about \$6,000, only a 3% variance.

A very high-level overview of budget versus actual, year-to-date for the first quarter was presented. Overall, the net surplus is \$10,000 better than budgeted.

The grounds department is doing very well. Irrigation was only over by \$1,300 due to the water reconciliation. The irrigation system starts up in April, so there hasn't been much activity here yet. Utilities continue to run over budget due to the gas bill. So far, they are \$7,000 over budget. Admin expenses are getting better. The main overage is still computer and online expenses now running \$6,000 over budget. DRC expenses are doing very well, especially since the income is higher than expected. RVR Community expenses were under budget by almost \$3,500 mainly from events and Ranch House supplies.

We are less than 1% variance between budget and actual. We are aware of where we are going to have to overspend, and we are looking at areas of the budget to make up for that. Though every line item may not be within budget, we are working to keep the bottom line within budget.

James also highlighted an overview of the reserve account activity for March stating that we began with \$1.691 million. Our normal reserve income was \$33,000 and interest was \$607. We also got a boost of \$10,500 from Travis who sold an old tractor. The ending reserve balance was almost \$1.727 million.

James also presented a quick look at our cash and investment position. Total amount invested in CD's is a little over \$1 million which should produce over

\$16,000 annually, depending on timing. Total cash and investments are \$2.749 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

Board Director, RJ Spurrier, asked whether water was available in the RVR community yet. Travis Green, Facilities & Grounds Superintendent, said that the water in RVR is currently on. Travis continued by saying that this information is posted on the landscape page of the website and Jessica Hennessy, Director of Design Review and Admin Services, mentioned there would be a community wide announcement in the upcoming newsletter. Travis recommended homeowners not water heavily in the early days of spring. At this point, discussion opened up about the water conservation topic in RVR.

John asked if Travis would be able to pull data reports on water usage in RVR for comparison purposes. Travis reported that meters are read once a month. Travis then said that as new technology tracking gets set up, they will be able to track water usage in real time and we would be able to communicate it to the community better.

Todd Richmond, Board Treasure, asked what was left for the new timer technology to be fully set up. Travis informed the room that Cla-Valves still need to be connected to each controller and the distributor, CPS, will be on site in the upcoming week to get the first valves live. This will allow irrigation to easily shut water off in case of a catastrophic break in a line. Flow meters still need to be connected to controllers for real time data and to communicate to Cla-Valves for shut off purposes. Travis stated that the set-up of this system is a very big job and that by the end of the summer RVR will have each Cla-Valve online for proper data and monitoring. Fine tuning will need to be completed to get the system to the point of maximum potential.

RJ questioned if the Association could spend some money to help accelerate the completion of the system. Travis recommended that the best option would be to gradually move forward with the set up rather than have

a third party assist RVR crews in expediting the process. The benefit would be that RVR crews would be in a better position to manage and learn the system through the set-up experience.

There was also discussion around whether there should be an educational campaign surrounding water usage to the community with pamphlets, email blasts and other communication tools.

RVR Irrigation staff would be happy to help with homeowner outreach by conducting site visits to help educate homeowners on their own systems. Common areas under RVR's control, are only watered four days a week and the grass is beautiful, and it works really well.

The Board and Travis brainstormed how RVR can better gather facts behind water usage. RJ suggested that we pursue encouraging voluntary action from homeowners. He continued by saying RVR could conduct a study on one lot, apply different watering scenarios to the lot, see what form of watering tactics work best, then examine before and after for the different scenarios. RJ mentioned this approach can quantify the water use and provide a strong punch list of actionable tactics that can be provided to homeowners, assist them in cutting their water use and still have beautiful green landscape.

Ashley Lynch, RVR General Manager, and Travis agreed to work on an execution plan for water conservation in RVR.

VII. Old Business

- N/A

VIII. New Business

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

Gary Introduced information for the Fence Maintenance & Repair Policy. Gary said that the issue of fence maintenance and repair has been around a long time. It's been the subject of tours, committee meetings, and speculation about who would do what. This is an RVR-wide issue. While much of the discussion has centered around Old Town, the fence maintenance and repair policy will apply across the entire RVR community.

Gary announced that Ashley, several Board members, and himself agreed to establish a formal working group that will propose policies that the Board can review and act on. There will likely be proposed amendments to the DRC guidelines, as part of this process.

The working group that will address this tentatively will consist of Ashley, Gary, Ben, Jessica, Wolf Gensch, and Kevin Kreuz. A progress report would be announced at May's Board meeting.

- Water Conservation (*info.*)

Gary acknowledged that the Water Conservation item on the agenda was discussed earlier in the meeting during management updates. Gary asked the room if anyone had anything to add to the discussion. There was no further input on the Water Conservation topic.

IX. Adjourn

Motion: Board Directors, RJ Spurrier and Michael Banbury moved and seconded to adjourn the meeting. The meeting ended at 6:45 p.m.

X. Executive Session

- Legal Issues Related to Golf Course

Long Range Planning Committee Board Report - May 2022

On May 3, the committee met with Frank Vain and Glen Selligman of McMahon Group. Frank and Glen were at RVR to do their initial site visit. They explained their process and provided a timetable for their work which contemplates a plan being ready to present to the community later this fall. They gathered initial input from the committee and encouraged us to brainstorm with ideas for improving the Ranch House facilities. McMahon plans to have some initial concepts by late June and will be seeking reactions to those ideas from the committee. They will react and adjust to the input and continue to refine and develop the ideas. This sort of interactive process will continue for about three months, until the team is confident that there is a plan worthy of presentation to the community.

On May 11 the committee held its regular May meeting. We focused on ideas for engaging the community as much as possible in the planning process. Our plan is to provide good communications and updates about the process, such as the View from the Board which recently went out. In addition, we decided to send out another survey to all members. This is the most efficient and effective way to be sure everyone has an opportunity for input. That survey should be ready to issue by late May. It will be more focused and specific than the initial survey and elicit both ideas and assessments about various aspects of the Ranch House and surrounding facilities. With survey results by the end of June and some initial concepts from McMahon, we will likely hold some number of listening sessions for community members to come and discuss the needs and plans. These will probably be offered both as in-person events and as remote sessions so that both current residents of RVR and those living elsewhere can have a voice. The committee understands that no matter how good the resulting plan, it will not be well-supported by the community unless they feel their input was repeatedly sought and thoughtfully considered.



General Manager's Monthly Report to the Board of Directors

May 25th, 2022

Governance

- Seeking a meeting with the Chief of Police to discuss speeding issues and gas-powered leaf blower ordinance in RVR.
- The visit from McMahon (working session) is being planned for 6/23.
- Non-compliance notices: Notices were released to several members of community concerning RV parking. A pending fine for construction site violations is also pending.

Staffing

- We are fully staffed for all hospitality positions.
- CPR and lifeguard trainings are being executed and are planned to be largely complete by the board meeting.
- The irrigation crew is fully staffed for the summer season.

Operations

- Pool will be opened on 5/28. Our slide is operational, but we did receive the incorrect part to repair the waterfall. We are troubleshooting the issue.
- Concrete repairs have been made on the pool deck to address safety concerns, nearly all broken concrete has been eliminated.

Sub-Associations & Neighborhoods

- **The Boundary** –
 - No Report
- **Crystal Bluffs** – No Report
- **24/Fairway Residences** – No Report
- **Old Town** –
 - Siding repairs are complete and painting has been completed on 2 homes.
- **The Settlement** –
 - Siding repairs should commence the week of 5/23. Estimates for repair are being provided to homeowners.
 - The Settlement Advisory Committee will be meeting on 6/8

Ranch House Report 5.25.2022– 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. This has decreased fitness fees for low usage classes.

Ranch House Usage

1. We had 2,250 check-ins at the Ranch House for the month of April.
 - Sunday: 249
 - Monday: 333
 - Tuesday: 367
 - Wednesday: 319
 - Thursday: 314
 - Friday: 387
 - Saturday: 283
 - a. The slowest timeframe for check-ins is from 7-8p.m.
 - b. 356 group fitness users
 - c. 94 tennis member users (first clay court was open 4/25)
2. We had 44 new memberships for the month of April. This includes new homeowners, tennis, and TC/ADU monthly memberships.

Tennis

1. Tennis package revenue for April: \$12,050
2. All clay courts now open
3. Tennis Memberships as of 5/20/2022
 - a. Tennis Family: 10
 - b. Tennis Individual: 57

Summer/Pool/Staff

1. 13 hired summer employees: fully staffed at this time
2. Lifeguard training and certification is underway
3. Pool opening date: Saturday, May 28
4. Memorial Day complimentary grilled hot dogs and hamburgers on Monday, May 31
5. Moving towards compostable items
6. Staff CPR/First Aid/AED training for non-pool staff taking place Tuesday, May 24

Events

April Events:

- Ukrainian Easter Egg Workshop
- Fri-Yay Happy Hour
- Red Wine Tasting
- Qigong Workshop for Sleep
- Ice Cream Social

- Family Easter Event and Egg Hunt

May Events:

- Bike Maintenance Workshop
- Meet the Artist Happy Hour
- Red Wine Tasting
- Garage Sale
- Memorial Day Hot Dogs and Hamburgers

DRC Report May 2022 -Jessica Hennessy

The DRC continues to have a full schedule and remains very active.

There is a steady flow of administrative requests coming in for review. A new page on the [website](#) has been set up to assist homeowners understand the Administrative Review Process. This new page summarizes what kinds of projects need HOA approval, and how homeowners can most easily obtain that approval.

As the weather warms, many new construction projects are completing their finishing tasks such as final landscaping. We will have numerous new home sites completing the construction phase/closeout forthcoming in RVR.

There are currently **32** homes in the construction phase (from breaking ground to the final inspection phase/closeout).

There are **8** applicants in the Preliminary Design Review phase.

There are **12** applicants finalized by DRC and waiting on permit from the Town of Carbondale.

There are currently **52** total active DRC files.

Financial Report

April 2022

Prepared by James Maguire

Budget vs Actual

April was short by \$11K in income mostly due to tennis memberships, but this was just a timing issue. Last month we sold \$9K more than expected in tennis memberships so it is balancing out this month. To date, we sold \$44K in memberships compared to a budget of \$45K, so nothing to be concerned about.

As for expenses in April, personnel costs ran \$19K under budget which helped offset other areas where we run over budget including lawn maintenance (\$8K), and irrigation (\$5K). The overage in lawn maintenance was due to a large weed spraying bill for almost \$14K. We expect to have 1 or 2 more weed spraying services this year and we have enough in the budget to cover it over time. Irrigation went over because we purchased a season's worth of parts for stock in April. This should level out with time. However, irrigation will likely continue to be over budget throughout the year in part due to the irrigation water reconciliation which will accrue to \$12K over budget by year end.

As for year-to-date, income was over budget by \$5K and expenses (including COGS) were over budget by \$6K for a total net deficit of \$1K. Personnel costs are running under budget by almost \$28K, of which \$19k is labor, \$2K in taxes, \$3K in workers comp, and \$2K in contract labor.

Other than personnel and community expenses (event and hospitality supplies) which is under budget by \$6K, every other area is running over budget. Grounds is over by \$8K, irrigation by \$6K, ranch house expenses by \$8K, utilities by \$6K, Admin by \$5K, and others by \$4K. However, total expenses net out to only \$3K over budget. Total budget for expenses to date is \$823,903 and we spent \$826,640 which is less than a 1% variance. So, bottom line is that we are right in line with our budget. The savings in labor costs are offsetting the overspending in other areas.

Reserve Funds

The beginning RVRMA reserve fund balance in April was \$1,726,866. Total reserve income was \$33,817 and \$12,045 was spent from reserves on the following:

- Pool deck contract repairs, first payment \$2,800
- Replace refrigeration equipment for bar coolers \$9,245

We also sold a used treadmill for \$1,000, the proceeds of which went back into the reserves.

The ending balance in the reserve account was \$1,749,638.

Investments

Four more CDs were purchased in April - two 2-year CDs at 2.25% and two 1-year CDs at 1.25%. \$125K was invested in each CD. This brings the total number of CDs to 7 and total investment in CDs to \$1,007,558. We also have \$1,359,901 in a liquid insured account at Edward Jones and \$446,879 in our operating account.

We are considering investing \$10K in an U.S. I-Bond which currently has an interest rate of 9.62%. It is backed by “the full faith and credit of the US government” but not technically FDIC insured. The rate changes every 6 months and is partly based on inflation, hence why it is so high right now. If the bond was sold before 5 years, we would lose 3 months of interest. So, our idea was to purchase one and keep it invested until the rate drops below other investment products, wait 3 months, and then cash out.

On the Radar

The pool is opening soon so we are scheduling our summer staff and preparing our food and beverage options. Once the staff schedule is complete, we will compare it to our budget and make projections for the summer. Preliminarily, we think our staff may be larger than in previous years in order to provide better service and coverage of the pool and bar.

The pool concrete work is almost finished and we expect the total cost to be around \$9K which is coming out of reserves. We have already received positive feedback from homeowners on the concrete work.

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
April 2022

	April	Budget	YTD Actual	YTD Budget	Annual Budget
Income					
Assessments	197,941	197,600	791,600	790,400	2,371,392
Memberships	3,036	4,000	11,651	13,000	62,000
Swim & Fitness.	0	200	0	800	7,500
Tennis Programming Income	32,713	45,000	47,113	50,000	194,887
Homeowner Reimbursable Assessmt	7,933	7,800	31,570	31,200	107,000
Other Income	17,453	15,880	70,793	62,520	214,500
Total Income	259,076	270,480	952,727	947,920	2,957,279
Cost of Goods Sold					
Swim & Fitness	5,715	5,100	21,923	17,875	55,875
Tennis	16,270	13,500	16,270	13,500	150,000
Concessions	125	1,500	472	2,800	18,750
Credit Card Fees	193	1,500	1,522	3,000	11,500
Total COGS	22,303	21,600	40,187	37,175	236,125
Gross Profit	236,773	248,880	912,540	910,745	2,721,154
Expense					
Personnel	99,608	118,959	388,664	416,331	1,429,440
Grounds	59,698	50,625	107,309	99,000	348,000
Irrigation	17,450	12,375	37,870	31,500	99,500
Ranch House Expenses	10,500	8,725	43,481	34,900	112,000
Utilities	8,195	8,155	43,206	36,620	109,200
Administrative	9,731	7,325	35,767	30,740	88,574
Finance	578	250	2,056	1,000	9,000
Design Review Committee	5,826	3,250	16,073	13,000	39,000
RVR Community Expenses	3,303	5,750	17,082	23,000	73,000
Reserve Accounts	33,817	34,453	135,133	137,812	413,440
Total Expense	248,706	249,867	826,641	823,903	2,721,154
Net Surplus / Deficit	(11,933)	(987)	85,899	86,842	0

River Valley Ranch Master Association

Public - Balance Sheet

As of April 30, 2022

ASSETS

Current Assets

Checking/Savings

Wells Fargo Operating 2674 446,879

Investment Accounts 2,367,459

Total Checking/Savings 2,814,338

Accounts Receivable

Homeowner Account Receivables (938)

Total Accounts Receivable (938)

Other Current Assets

Interest Receivable 1,021

Prepaid Expenses 46,317

Undeposited Funds 9,716

Inventory 3,021

Total Other Current Assets 60,075

Total Current Assets 2,873,475

Fixed Assets 225,126

TOTAL ASSETS 3,098,601

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable - Vendors 88,606

Accounts Payable - Payroll 43,427

Accounts Payable - Payroll Tax 3,569

Accounts Payable - P&D Deposits 657,000

Total Accounts Payable 792,602

Credit Cards

Wells Fargo Credit Card 4,349

Total Credit Cards 4,349

Other Current Liabilities

Payroll Taxes Payable 3,865

Prepaid HOA Dues 37,416

Prepaid Income - DRC Fees 80,680

Sales Tax Payable 36

AVLT Payable 21,643

Total Other Current Liabilities 143,640

Total Current Liabilities 940,591

Total Liabilities 940,591

Equity

Reserves 1,842,625

Prior Operating Fund 861,006

Transfers to from Reserves (604,204)

Retained Earnings (31,676)

Net Income 90,259

Total Equity 2,158,010

TOTAL LIABILITIES & EQUITY 3,098,601

Outside Services Report – Travis Green

We are fully staffed and looking forward to continued progress this spring. We are removing the deer fence, mulching trees, and preparing our flower beds for annuals. We have been conservative with our watering to start the season and ramping up our irrigation schedule to tackle some of the dry spots. Water usage for April was the lowest it's been in the past six years. It was a joint effort between RVR homeowners and our irrigation crews to use less water this spring. Our team is busy repairing broken pipes, sprinklers, and tuning heads to keep the grass green while conserving water. The updates to the flow sensors on mainlines will continue next week. We currently have the mainlines surrounding the Ranch House and Old Town's flow sensors operational. We found our first "catastrophic leak" detected earlier this week because of the new technology and were able to fix the problem quickly.

The concrete repairs around the swimming pools are complete. Juan Carlos is installing two new pumps for the slide and waterfall. The team is cleaning the patios, prepping the rec. pool, the BBQ, and getting ready for the pool opening later this month.

Please get in touch with me at travis.green@rvrma.org with any questions or concerns.

Be Green,
Travis Green

Irrigation Water Readings - April 2022

Decoder ID	Location	October 2021	April 2022	Adjustments	Variance	SUMMARY	
	East Pump Station	310,589,627	314,072,200		3,482,573		
	West Pump Station	0	8,380,952		8,380,952		
321	Triangle Park	91,895,400	92,101,700		206,300		
407	MCA by Clubhouse	5,670,100	5,686,500		16,400		
125	Block A	91,666,000	91,703,000		37,000		
124	Block BB, A, B	68,645,900	68,698,800		52,900		
120	Block D	99,480,600	99,605,700		125,100		
105	Block U, W & Holding Pond*	74,622,000	74,640,000		18,000		
102	Block HH, II, M Lake	356,046,000	356,346,000		300,000		
116	Block KK and Holding Pond	31,508,900	31,535,300		26,400		
110	Block Q	10,787,800	10,788,000		200		
114	Block S	42,455,400	42,457,800		2,400		
113	Block M, N	63,823,300	63,961,100		137,800		
218	Block V, EE	15,271,000	15,275,300		4,300		
219	Block V	51,955,000	51,971,000		16,000		
221	Block Y	34,300,000	34,353,000		53,000		
216	Block FF, X	0	22,000		22,000		
211	Block AA	21,054,300	21,047,000		(7,300)		
212	Block Z	13,962,700	13,962,800		100		
210	Block AA	63,634,200	63,675,000		40,800		
214	Block DD	18,206,800	18,210,300		3,500		
204	Block K	62,056,400	62,111,100		54,700		
203	Block L	30,623,100	30,663,000		39,900		
305	Orchard Park and Streetscape	29,664,000	29,711,300		47,300		
306	Block J	72,461,700	72,471,800		10,100		
314	Boundary 2	24,935,400	24,951,300		15,900		
308	Thompson Corner = G	26,725,300	26,730,600		5,300		
312	Boundary = (H)	27,424,300	27,456,300		32,000		
317	RVR Entry, Hwy 133 Berm	15,113,300	15,213,500		100,200		
315	Block F = Old Town	87,880,400	87,947,700		67,300		
2	Lakes Block M (not included)				0		
12	Tree Farm (not in use)				0		
115	Block GG (not in use)				0		
316	Ranch House (not in use)				0		
400	Water Gun (not in use)				0		
401	Orchard Park (not included)				0		
402	Tennis Courts (not included)				0		
403	Block BB (not included)				0		
404	Holding Pond (not included)				0		
405	Wing's Entrance (not included)				0		
406	Block JJ				0		
TOTAL RESIDENTIAL		1,531,869,300	1,533,296,900		1,427,600		
TOTAL GOLF		-1,221,279,673	-1,210,843,748		10,435,925		
TOTAL		310,589,627	322,453,152		11,863,525		
Difference between Golf / HOA		2,753,148,973	2,744,140,648				

Residential Usage		
Comparison with previous years		
Apr-21		5,771,300
Apr-20		3,111,500
Apr-19		1,902,000
Apr-18		3,563,383
Apr-17		5,865,233
Apr-16		1,843,000
Apr-15		4,757,000

Golf Usage		
Comparison with previous years		
Apr-21		14,838,361
Apr-20		12,870,285
Apr-19		7,447,875
Apr-18		8,807,824
Apr-17		15,727,471
Apr-16		7,890,902
Apr-15		13,816,645

NOTES

West Pump - only usage was reported
 #216 only the usage was reported
 #212 valve is off
 #317 is a new meter

Irrigation Water Readings - April 2022

ID	Location	October 2021	April 2022	Adjustments
	East Pump Station	310,589,627	314,072,200	
	West Pump Station	2,879,970,007	2,880,952	*
321	Triangle Park	91,895,400	92,101,700	
407	MCA by Clubhouse	5,670,100	5,686,500	
125	Block A	91,666,000	91,703,000	
124	Block BB, A, B	68,645,900	68,698,800	
120	Block D	99,480,600	99,605,700	
105	Block U, W & Holding Pond*	74,622,000	74,640,000	
102	Block HH, II, M Lake	356,046,000	356,346,000	
116	Block KK and Holding Pond	31,508,900	31,535,300	
110	Block Q	10,787,800	10,788,000	
114	Block S	42,455,400	42,457,800	
113	Block M, N	63,823,300	63,961,100	
218	Block V, EE	15,271,000	15,275,300	
219	Block V	51,955,000	51,971,000	
221	Block Y	34,300,000	34,353,000	
216	Block FF, X	62,587,000	22,000	Broken? *
211	Block AA	21,054,300	21,047,000	
212	Block Z	13,962,700	13,962,800	valve off?
210	Block AA	63,634,200	63,675,000	
214	Block DD	18,206,800	18,210,300	
204	Block K	62,056,400	62,111,100	
203	Block L	30,623,100	30,663,000	
305	Orchard Park and Streetscape	29,664,000	29,711,300	
306	Block J	72,461,700	72,471,800	
314	Boundary 2	24,935,400	24,951,300	
308	Thompson Corner = G	26,725,300	26,730,600	
312	Boundary = (H)	27,424,300	27,456,300	
317	RVR Entry, Hwy 133 Berm	15,113,300	15,213,500	new meter
315	Block F = Old Town	87,880,400	87,947,700	
2	Lakes Block M (not included)	98,500		
12	Tree Farm (not in use)			
115	Block GG (not in use)			
316	Ranch House (not in use)			
400	Water Gun (not in use)			
401	Orchard Park (not included)			
402	Tennis Courts (not included)			
403	Block BB (not included)			
404	Holding Pond (not included)			
405	Wing's Entrance (not included)			
406	Block JJ			

Date

5-3-22

Reader:

Travis Green

JM

Reader:

Ch Ann

2536

RVRMA Executive Board Meeting Schedule 2022-23

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

August 24, 2022

September 28, 2022

October 26, 2022

November 16, 2022

December 14, 2022

January 25, 2023

February 22, 2023

March 22, 2023

April 26, 2023

May 24, 2023

June 28, 2023

July 26, 2023

(Board Meeting and Annual Meeting)

2022 SUMMER BOARD ELECTION TIMELINE

Community notice of Board Election; Request for candidate declarations	Friday, June 3
Candidate declaration deadline	Friday, June 17
Ballots sent out	Friday, June 24
Candidate 'meet and greet'	Sunday, June 26
Voting deadline	Friday, July 15
Election results published	Monday, July 18
Elected candidates installed at the July Board Meeting	Wednesday, July 27

Re: Variance Request for Fencing at 417 Crystal Canyon Drive

Dear RVRMA Board,

For the past three years the Spurriers have been working on the design of their new house at 417 Crystal Canyon Drive Lot AA-19. In April 2020, the Spurriers presented to the DRC a written, detailed, logical explanation as to why they should be able to install a corral fence in the front yard of their proposed new house, even though the Design Guidelines state that fences are not permitted between the front faces of the residence and the street. Generally, the DRC was amenable to such a variance request, but was not willing to write a letter of recommendation to the Board until the Spurriers' architect could demonstrate that proposed fence was an integral, logical part of both the final house design and proposed landscaping.

The DRC has now reviewed and approved the final architectural and landscape design and find that the fence design in the front yard is acceptable and justified.

Attached is an updated version of the Spurriers' logic for their variance request. The DRC supports their variance request for the following reasons:

- The fencing Guidelines seem to apply to the normal configuration and size of RVR custom home lots, where houses face the street in a normal way, are fairly close together, and have usable rear yards. As the Spurriers point out, their site is uniquely different in size, configuration and orientation.
- Similarly configured lots within RVR have this type of fencing solution in the front yards.
- As the Spurriers state, "we can deliver a consistent RVR streetscape that incorporates a common ranch house design element (corral fence) with a low visual footprint, resulting in an even better aesthetic experience, with improved view lines, a more open feeling, and more greenspace".
- As Paragraph 6.57.1 of the Ninth Amendment states, "The DRC will have broad latitude in the interpretation of fence compliance in order to support the overall aesthetic and functionality of RVR."
- The final building and landscape design incorporates landscaping both in front of and behind the proposed fencing as requested by the DRC.

The DRC therefore recommends that the Board consider approving this variance request.

Sincerely,



Kevin Kreuz, RVR Design Review Committee Chair



Kelleigh Condon, RVR Design Review Committee Member



Jennifer Diouollo, RVR Design Review Committee Member

Spurrier Home Front Fence Proposal

Executive Summary

This document presents a proposal for a Front Fence variance for the future Spurrier home at 417 Crystal Canyon Drive. While the RVR Design Guidelines note that fences are “*typically not permitted along a side property line abutting a street*” or “*between the front faces of the residence and the street*” (see 6.57), several types of exceptions are noted, and many such exceptions have been granted in RVR both recently and throughout RVR’s history. We believe our situation and front fence variance proposal is consistent with the spirit of prior precedented fence exceptions, and complies with the spirit and intent of RVR’s Design Guidelines.

The proposed front fence design in this variance proposal was developed **in close collaboration with the River Valley Ranch DRC** to assure it complies with RVR Design Guidelines and aesthetic goals. Importantly, this variance proposal, and the Spurrier’s Landscaping Plan which codifies the proposed front fence design, have been **formally approved by the RVR DRC** and are **recommended by the DRC for RVR Board approval**.

Background Information

417 Crystal Canyon Drive is a 1-acre lot on the north side of Upper Crystal Canyon that is the planned future site of the Spurrier family dream home (the Spurrier’s have been RVR residents since 2010 at 4162 Crystal Bridge Drive).

The 1-acre lot at 417 Crystal Canyon has a unique circumstance where the building envelope is shifted substantially to the north end of the lot, which allows compelling views of Sopris to the south.

The center of the building envelope is significantly set back to the north approximately 160 ft from the front of the lot along the bike path. The building envelope for 417 Crystal Canyon requires leaving an unusually *large 0.33 acre front yard area* on the south end of the lot where no structure can be placed. Only a few RVR lots have a similar situation (see Appendix C).

This results in an uncommon, but anticipated situation in RVR, where an exception to allow a front fence variance may be reasonable to consider: “*the DRC will consider exceptions on a case-by-case basis **where the area facing the street is the usable recreational space** typically reserved for a rear or side yard*” (see 6.57.2.b RVR Design Guidelines, Ninth Amendment)

The RVR Design guidelines cites several important considerations on fences which any exception must comply with, and for which the DRC has agreed have been incorporated into this proposal:

- “*Fences shall maintain a **visual continuity** with adjacent open space uses such as the golf course, park areas or undisturbed native areas*” (6.57.1.b)
- “*...the **DRC’s primary objective** will be to preserve a consistent streetscape with the rest of the community, particularly with the neighboring home sites.*” (6.57.2.b)

Section “6.57.1.c – Fences – Intent” of the DRC Guidelines notes that “*The **DRC will have broad latitude** in interpretation of fence compliance in order to support the overall aesthetic and functionality of RVR.*”

Prior Precedent

It is not uncommon to see homes in RVR which have a front yard fence or have a fence running along a side property line abutting a street. For example, if you drive west on Crystal Bridge Drive, after you cross the

bridge, and look at the first 6 homes on the north of the street (including the 4 homes on Southbridge Ct) you will see 3 of the 6 homes have approved front yard fences, and 4 of the 6 have approved side yard fences abutting the street.

Three Existing Homes with an Exactly Similar Situation

There are three existing homes in RVR, each sited on 1-acre or larger lots, which have an *exactly* similar situation, in which the usable recreational space (i.e. front yard) is located between the home and the street. All three of these homes were granted an exception to allow a front fence in their landscaping design (these 3 similar homesites are detailed in **Appendix C**).

All three of these exactly similar RVR homes incorporate *two key front fence design attributes* to assure the aesthetic needs of the RVR community and consistency with the streetscape are satisfied:

- 1) The fence is *setback at least 20 ft* from the front property line
- 2) Appropriate *DRC approved landscaping is incorporated* so the fence blends in as an overall rural design element common in the community

The Spurrier family asks for consideration of a variance to allow our front fence design, which incorporates the same design attributes as these 3 previously approved front fences in similar RVR homesites.

Proposed Solution for Spurrier Fence

Our goal for the south frontage is to create a feeling on continuity with RVR common area landscaping elements adjacent to the bike path as well as continuity with the frontage landscaping of neighboring homes on the north side of upper Crystal Canyon.

Key design features:

- **20 to 30 ft Fence Setback** -- The fence will be setback a considerable distance -- varying 20 ft to 30 ft -- from the bike path. This is a greater setback than most other approved front yard fences in RVR, and also exceeds the 20 ft to 23 ft distance from the bike path to most neighboring home structures on the north side of upper Crystal Canyon Drive (see **Appendix A** – Neighborhood Streetscape Study)
- **Compelling South Frontage Landscaping** – the area between the bike path and the set-back fence will incorporate DRC approved landscaping featuring the following in the 20-30 ft setback:
 - A **10 ft band of mowed sod** adjacent to the bike path, providing “*visual continuity with adjacent open space*” (as per 6.57.1.b)
 - (There is an existing 10 ft band of sod in HOA common area on the opposite side of the bike path)
 - A **10 ft to 20 ft band of native grasses** between the mowed sod and fence, incorporating shrubs and boulders on shallow berm
 - A small **grove of Crabapple trees** planted in the native grass area
 - (This will be similar to the Crabapple trees in the 20 ft HOA common area across the street from Orchard Park on the north side of Crystal Bridge Dr -- see photo on the next page).
 - This design creates a “*a consistent streetscape with the rest of the community, particularly with the neighboring home sites*” as required by 6.57.2.b, which defines the DRC’s primary objective when evaluating fence designs
- **Better Year Round Due to Improved Deer Fencing Solution** -- A combination of deer resistant plants in front of the fence, and a best-practice approach for deer fencing modeled after the inspiring approach used by 34 Southbridge, will be used to further enhance the streetscape during the 7 months when deer fencing is present (see **Appendix B** for more detail)



The rendering above shows the proposed south frontage of 417 Crystal Canyon Drive, with the fence set back distances varying 20 to 30 ft from the bike path shown on the left and showing the proposed landscaping in between. The Crabapple tree planting in the setback area is modeled after the row of mature Crabapple trees (shown below) in the HOA Common area on the north side of Crystal Bridge Dr at Southbridge Ct.





Aerial view of the proposed frontage is shown above, with the front fence shown set back 20 ft to 30 ft from the bike path. The Spurriers and their Architect believe this design will assure that the *year-round streetscape* for neighbors and the community is compelling and consistent with the rural character in RVR. The dashed line around the home area shows the building envelope for this lot, which as you can see is significantly set back to the north end of the lot, leaving a large 1/3rd acre front yard where no structure can be placed. Note that the **distance from the bike path to the proposed fence** is similar to the distance from the bike path to the neighboring homes to assure a consistent and compelling streetscape.

The Spurriers hope that the RVR board will favorably consider approval of this proposed front fence variance.

The remainder of this document includes three appendices to help illustrate and further make the case for the proposed solution:

- **Appendix A** – Neighborhood Streetscape Study
- **Appendix B** – Best Practices in Deer Fencing in RVR
- **Appendix C** – Three homes in RVR Granted a Similar Exception

Appendix A – Streetscape Study

The RVR Design Guidelines in section 6.57.2.b notes with regard to potential exceptions on fences:

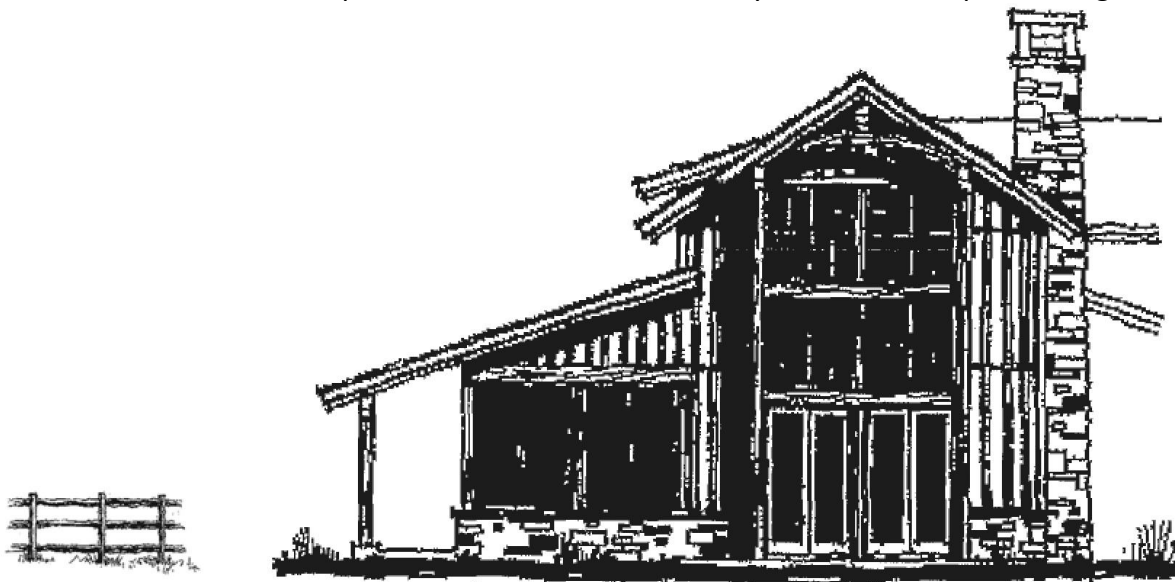
*The DRC's primary objective will be to **preserve a consistent streetscape** with the rest of the community, particularly with neighboring homesites.*

To understand the streetscape, we conducted a study of typical landscaping used in the frontage between the popular bike path and homes on the north side of Upper Crystal Canyon, as well as the average distance from bike path to the home structure on the north side of Crystal Canyon Drive. The purpose of this study was to determine how a 4ft high fence might be placed, so as to retain a consistent streetscape between the bike path and fence.



The image above shows a typical section of the north side of Upper Crystal Canyon. The landscaping frontage typically includes a 20 ft to 30 ft band of sod and landscaped areas between the bike path and the home structure. A majority of homes on the north side of Upper Crystal Canyon are sited within 23 ft of the bike path (average distance is 27 ft).

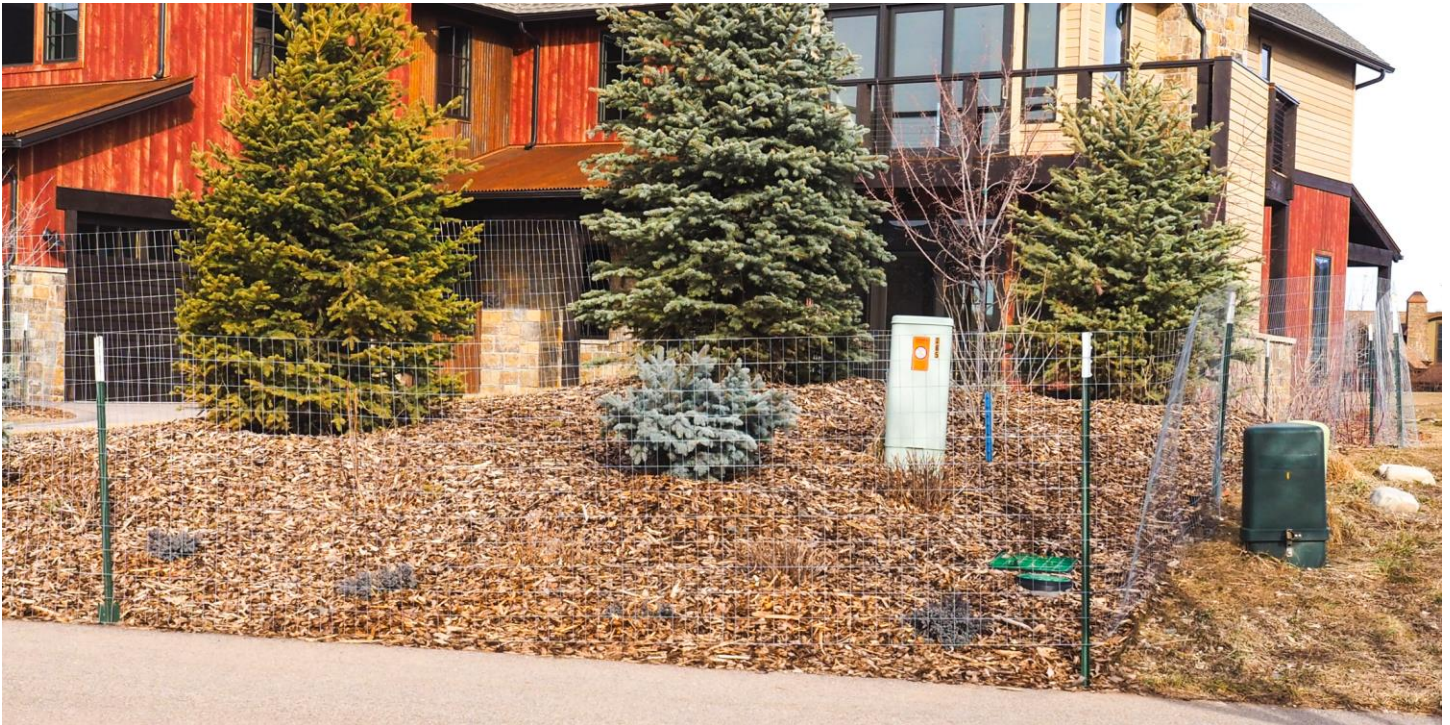
We believe that by setting the fence back a distance varying from 20 ft to 30 ft from the bike path, and providing aesthetic landscaping in the frontage zone, we can deliver a **consistent RVR streetscape** that incorporates a common ranch house design element (split rail fence) with a low visual footprint, resulting in an even better aesthetic experience for the RVR community, with a more open-feeling, and more greenspace.



The image above shows a scale comparison of a 4 ft high split rail fence's visual impact, as compared a typical home's visual impact, when viewed from standing on the bike path 25 ft away.

Appendix B – Best Practices in Deer Fencing

We believe deer fencing is *an important streetscape consideration* since it is typically in place for 7 months of the year, and thus any design should contemplate both the experience in summer months, as well as how deer fencing impacts the community and aesthetic experience from Oct to May when deer fencing is in place.



The above image shows the typical T-post and wire deer fencing used to protect landscaping. We feel this kind of T-post and wire deer fencing is not very aesthetic and frankly *degrades the streetscape for most of the year*.

RVR homeowners make a substantial investment in landscaping, which offer key aesthetic benefits to the community. Upper Crystal Canyon is a known high traffic area for deer, and is called out specifically in section 6.58.1 of the DRC guidelines as an area where deer fencing may be allowed to remain up for a longer period than in most homesites. To protect the *substantial investment in landscaping* required for a 1 acre lot such as ours, an extensive deer fencing solution will be required.

We offer an improved deer fencing approach in our proposal, based on a study of best practices in the RVR community, which we ask the DRC and board to consider as part of our variance proposal.

- **Deer Fencing incorporate into Split Rail Fence** -- We will utilize a low visual impact deer fencing tactic, based on what is used very successfully by 34 Southbridge Ct and several other RVR homes. (Example images of 34 Southbridge's innovative deer fencing approach are on the next page.)
- **Extensive landscaping investment** – we value quality landscaping and plan to make a larger than usual investment in landscaping both inside and outside the fenced area
 - We will place landscaping that is vulnerable to deer inside the fenced area
 - We will utilize deer resistant plants outside of the fenced area, so as to minimize the need for T-post and wire fencing outside the fenced area

To achieve these goals, we have conducted a study of deer resistant plants successfully used in RVR landscaping, including flowers, shrubs, and trees that look nice year-round and are ignored by deer, surviving without the need for deer fencing. We intend to use such deer resistant plants outside of the fenced area. We have also made a study of best-practices in deer fencing, to identify the most aesthetic possible approaches.

The Best Looking Deer Fencing in RVR

We believe the most aesthetic deer fencing tactic used in RVR today that used by 34 Southbridge Court (the second home on the right as you drive down Crystal Bridge Dr past Orchard Park). Their deer fencing is incorporated into their perimeter corral fence (which, by the way, was given an exception by the DRC to place the fence between the street and home).

From a distance, the extensive deer fencing at 34 Southbridge is practically invisible.



Their deer fencing is elegantly incorporated into the three-rail corral fence shown above. Unlike T-post and metal wire deer fencing, a **ranch-style fence is a core design element** in the ranch house vocabulary. It just blends in and adds to the rural community character. Like our proposed fence, theirs is set back significantly: approximately 20 ft from Crystal Bridge (left side of the above photo), and about 35 ft from Southbridge Ct.

Moving in closer, it still is hard to see their deer fencing:



It isn't until you are quite close up that you even notice that they have an extensive 7 ft tall deer fence incorporated into the corral fence.

The combination of having the deer fence set back from the road, the use of a fine black plastic mesh instead of the usual metal wire fencing, and the incorporation of nice landscaping both in front of, and on the berm behind the fence, creates a very pleasant visual experience. No other deer fence in RVR offers the community a better visual and aesthetic streetscape in the 7 months of year that deer fencing is in place.



Use of Deer Resistant Plants Outside the Fenced Area

The other key part of our proposal is to use deer resistant plants outside of the fenced area and avoid the use of T-post and wire deer fencing adjacent to the bike path. 335 Crystal Canyon offers a successful example of how deer resistant plants can eliminate the requirement of deer fencing with a great year-round experience.

Summer Frontage at 335 Crystal Canyon



Winter Frontage at 335 Crystal Canyon

Designs with deer resistant landscaping such as 335 Crystal Canyon are left in the open, resulting in a much better year-round aesthetic that feels natural and rustic. We plan a similar approach outside the fenced area.



Appendix C – Similar Homes in RVR that were given a Front Fence Exception

There are three homes in RVR that have the exact same unique situation that our lot has. All three were granted an exception to incorporate a front fence in their landscape design. Each of these homesites shares these two characteristics:

- A larger than normal lot size (1-acre or larger) with compelling Sopris views toward the street
- The home is set back well away front the street, most often to maximize the view of Sopris, which places the yard between house and the street
 - This creates a situation where “...the area facing the street is usable recreational space typically reserved for a rear or side yard” (section 6.57.2.b in DRC guidelines)

Our lot has these same two characteristics, and this fits the situation described in the RVR Covenants on when a variance might be potentially granted, due to unique circumstances that would “...result in a substantial hardship or burden which is not suffered by other similarly situated Lots” (see 4.19).

36 Southbridge Court

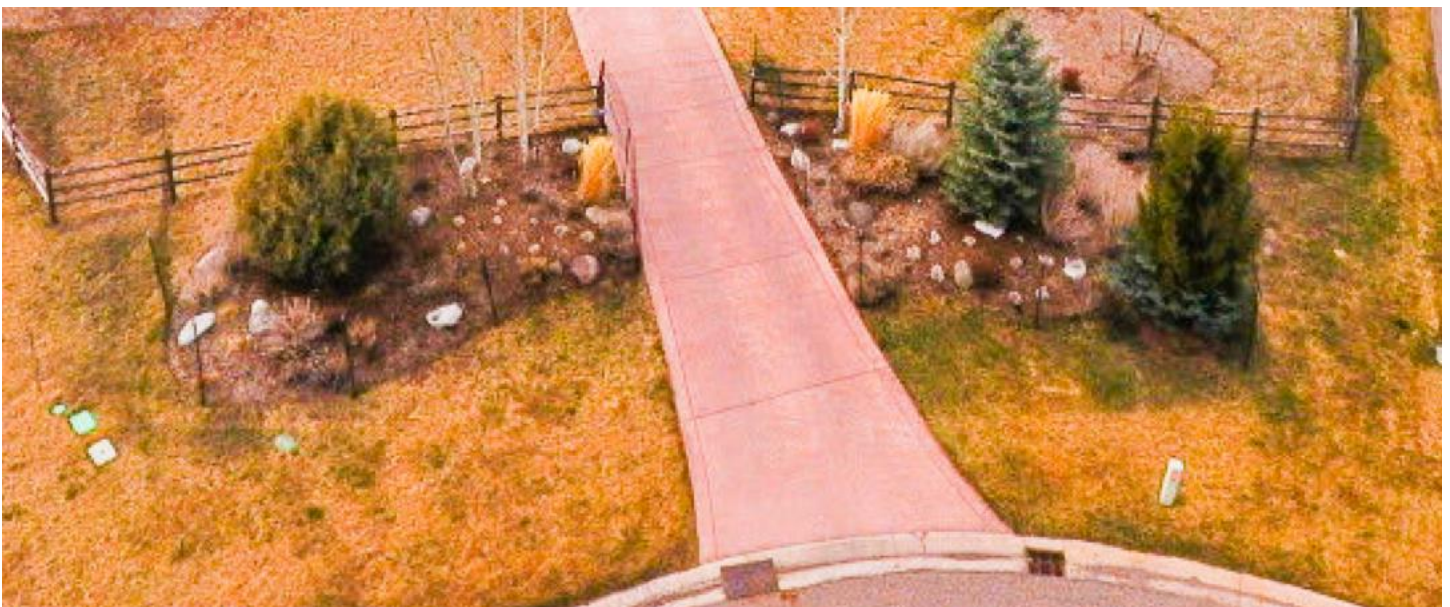
The situation at 36 Southbridge Court is very similar to our lot. It is a large 1+ acre lot, located on the north side of the road. To maximize their view of Sopris to the south, the home is placed at the far north end of the building envelope, which creates the classic front fence situation where the area between the home and the street is a large recreational area (yard). Their fence is setback 20 ft from the street.



The front fence at 36 Southbridge is shown below in summer. Key details that make this work well include a band of sod near the street and planted areas on berms. The fence successfully feels like a natural rural design element, is well screened by landscaping. One design drawback is that 36 Southbridge uses T-post & wire deer fencing around these front planted areas for 7 months of the year. We intend avoid that requirement.



To prevent deer from entering the fenced in area in the winter, they stretch a makeshift deer fencing “gate” across the driveway every evening in the winter. This is an unfortunate situation, and the home in at 3847 Crystal Bridge offers a better solution (covered later in this document).



124 Pine Ridge Court

This property is located off Upper Crystal Canyon. It combines three lots into one very large lot. They run a corral fence on the outside perimeter to enclose the entire property. Deer fencing is attached to the fence to keep deer from eating landscaping. Their front fence is setback about 20 feet from the street.



Like 36 Southbridge Ct, the property is vulnerable to deer entering through the driveway path. To address this, 124 Pine Ridge relies on a gate across the driveway with a deer fencing extension added on it.



3847 Crystal Bridge Drive

This home also has many similarities to our situation. The home is placed on a 1-acre lot and is situated to optimize for Sopris views to the south. The placement of the home to optimize the Sopris view results in a front yard recreation area between the home and the street.



The fence at 3847 Crystal Bridge is generously set back approximately 30 feet from the street, with a large frontage of sod that flows into sculpted berm landscaped area with trees both in front of and behind the fence.

Unlike the 36 Southbridge and 124 Pine Ridge properties, where the driveway breaks the deer fencing (and both use a gate across the driveway in the winter to keep the deer out), 3847 Crystal Bridge pushes the driveway to the east edge of the lot, and runs their fence alongside it, resulting in a fence that keeps the deer out of their yard in the winter months without the need to run a makeshift deer fencing gate across the driveway all winter.

This much more elegant approach to secure the yard from deer that provides a much more compelling winter streetscape – resulting in a better solution in both summer and winter for both the owner of 3847 Crystal Bridge and for neighboring property owners.