



RIVER VALLEY RANCH

2019 RVRMA COMMUNITY GATHERING MEETING MINUTES

July 24, 2019

The Ranch House Great Room

The Annual Community Gathering of the River Valley Ranch Master Association, in the County of Garfield, State of Colorado was held on Wednesday, July 24, 2019 at 444 River Valley Ranch Drive, Carbondale, Colorado, CO 81623 with the following people present:

Executive Board of Directors

Yvonne Perry, President
Ben Johnston, Secretary
Todd Richmond, Treasurer
Gary Harada, Director-at-Large
Cathy Cooney, Director-at-Large
RJ Spurrier, Director-at-Large

Management Representatives

Sterling Page, General Manager
Kendra Ford, Community Services Manager

Homeowner Attendees

(see attached)

Special Guests

Jay Harrington, Carbondale Town Manager
Kevin Schorzman, Carbondale Public Works

Welcome and State of the Community – Yvonne Perry, RVRMA Board President

Board President Yvonne Perry addressed the Community.

After the winter that never ended – which I loved – we're now having a beautiful summer.

There's a lot to talk about tonight, so let's get started.

Yvonne presented the evening's agenda:

- We'll introduce our Board
- Review commitments we made to you last December, and discuss how we're meeting them
- Provide a financial snapshot
- Have an overview of golf at RVR



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- Also, we'll hear from General Manager Sterling Page
- And from Community Services Manager Kendra Ford
- Bring you up to date on upcoming changes to our trash service
- And, get a glimpse into our RVR real estate market

We'll begin with the RVR Board. This summer gathering is an opportunity to announce the results of the annual Board election.

Two Board seats expired this month: Gary Lesser and Gary Harada. No candidates from the community stepped forward to seek election, so I'm pleased to tell you the two Garys are both "renewed" for another three years.

Sitting on the Board is a big commitment, in time and energy. We have a fabulous Board, and I want to take a minute to thank and recognize them for all they do.

It's a talented, diverse group.

Our Vice President and Golf Committee chair, Gary Lesser, isn't here tonight. He's on his annual three-week Harley trip, probably somewhere between Carbondale and Canada.

A retired PR guy, Gary helps me write all our communications to the RVR community.

Todd Richmond, our Treasurer, brings an invaluable fiscal expertise to the Board. He's VP of Finance for Aspen SkiCO.

Ben Johnston is our Board Secretary. I love him for his secretarial skills, and don't know where he found that coat and tie – I've never seen him in one. Ben is a talented attorney who brings a needed legal perspective to our Board.

One of Ben's specialties is homeowner association law, which comes in handy.

Gary Harada is chair of our Landscape Committee. I call him our Forest Ranger, because he's busy trying to figure out a plan for the next 20 years' worth of trees at RVR.



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Gary brings a wealth of corporate operations experience to our Board, and a great sense of humor.

Cathy Cooney is a retired HR executive. Her expertise in “people” and “management” issues has given me tremendous advice on personnel matters.

Cathy is a long-time RVR homeowner, and a recent addition to the Board.

RJ Spurrier is the newest member of the Board. He’s a seasoned veteran of the tech world, and our “go-to” geek.

RJ provides much-needed context and insight as our IT committee seeks to modernize RVR’s ancient and inefficient computer systems.

Oh, and there’s me. In the photo, I’m the one with the blue hat.

Because of the vast array of skills and experiences of our Board members, my job is easy: all I have to do is orchestrate.

If you see any of our Board members around the Ranch House, please take a minute to acknowledge their contributions. We’re all volunteers who serve ... because, well ... we love RVR.

During our last get together, the annual meeting in this room just before Christmas, I shared with you some Board commitments for 2019 – areas that deserved special attention.

I’d like to review those commitments and share our progress on meeting them.

As you can see, we had five major focus areas for 2019, in addition to day-to-day operations of the community

When our governing documents were written, 20 years ago, short-term rentals, like VRBO and Air BnB, did not exist. As a result, we have very little ability to restrict short-term rentals unless we revise our covenants.

That’s one of the reasons the Board recently chartered a “Governing Documents Committee,” to address covenants and rules that haven’t kept up with the times.

Over the next year, you’ll have an opportunity to weigh in on what changes, if any, you’d like to see.



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In May, the Board adopted a revised enforcement policy and fine schedule. This was in response to the community telling us we were not doing enough to enforce existing rules.

We've communicated extensively about the new policy, including our desire to manage violations primarily with warnings, conversations, and courteous dialog between management and RVR property owners.

The IT committee, with homeowners Hugh Sontag, Laura Hanssen and Board member RJ Spurrier, continues to explore upgrades to RVR's existing computer systems. They're focused on improving accuracy, reliability, and streamlining ease of use.

One immediate improvement was introducing the "Square" pay system. This has been well received by both members and staff.

Since February, we've begun sending e-mail communications the week after our monthly Board meetings. These messages, called "A View from the Board," are written so you don't have to guess at the important things happening in our community.

We've received excellent feedback about these messages, and will continue them year-round.

This is the one commitment we don't have much to report on – yet.

Here's what we mean by "Long-Term Facilities Planning":

The Ranch House is 20 years old, we're over 80% built out, and the facility sometimes seems like it's bursting at the seams.

What do we need to do to prepare for an RVR with 550 homes at full build-out? It's on our radar.

Finance Report: Todd Richmond, RVR Board Treasurer

Todd Richmond stated the good news is the budget is looking great. Big picture we run at a \$2.5 million budget every year. About \$1.8 million comes through the dues and the rest is generated by the tennis program, seasons memberships and other similar types of revenue. Right now, halfway through the year we are pacing at about \$100,00 ahead of budget. About two-thirds of this is due to timing but about \$30-\$40,000 of it is real savings that will show at the end of year. Hopefully under Sterling and Kendra's good management we will continue to see this growth and the additional funds



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will then roll into the Capital Reserve. We are currently putting about \$300,000 in reserve from additional dues and have spent approximately \$36,000. There is currently \$1.3 million in the Capital Reserve, which is adequately funded at this point. Now we are going to start focusing on facilities and future needs and detailing out the next 2-5 years, what we want to do, how much it is going to cost and prioritize it.

Question: Will dues remain the same?

Todd: What we try to do, is we try to match the dues to the costs and every year the costs go up a little bit. Some years there are extraordinary costs that we plan for such as the golf course which is why dues were pushed up a little higher for 2019. What we try to avoid is big jumps in the dues. We do not want them going up higher than inflation and every year we look at each line item to identify cost savings and make sure those are commensurate with the level of service everyone wants. But in general, they will tend to step up in little increments every year.

Yvonne noted that at the annual meeting in December, RVR was in the midst of hosting a series of “golf roundtables.” At the time, we had no idea whether there would be an operating golf course this summer.

Much has changed since then.

Brian Leasure from the Golf Advisory Committee was present to give an update on golf at RVR.

Golf Report: Brian Leasure, RVR Golf Advisory Committee

A year ago, the Board and the RVR community had a contentious relationship with the former owner.

You may recall, last summer he demanded that we either buy the course, subsidize his operations, or support his efforts to develop the driving range with high-density housing.

If we did none of those things, he threatened to shut down the course.

The past Owner ended up selling the course last fall to a new owner.

It appears that the new Owner paid between \$1.8 and \$3.5 million for the entire golf operation.

The new Owner selected Red Cunningham and his staff to operate the golf course.

The new Ownership Group has stated that they intend to develop the Driving Range with High Density



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housing or a boutique Hotel.

The Town of Carbondale has interpreted a previous request by saying that before they will accept a request to change the zoning of any property within River Valley Ranch, that the new application would need to have the support of the homeowners.

The Board has publicly opposed any development of the golf course, and we believe it's unlikely the Town of Carbondale would allow such development.

Here we are ... summer 2019.

To our pleasant surprise, the golf course is open, and it's in great shape. At the very least, it's an aesthetic success – it's beautiful – but we have no idea if it's a viable business.

In addition, the re-opened and reimagined restaurant is drawing rave reviews.

The Golf Committee and the Board think it's great that we have a well-functioning golf course and restaurant.

We wish nothing but success for the operator of the golf course. I say operator, because the owner and operator are two separate entities.

You might wonder what we'll do with the Billy Casper Golf report that we shared with you early this year, and why we're continuing to explore what the golf course might look like if converted to "open space."

Today, the course is not for sale.

But the fundamental demographic and economic issues that brought about our discussions last summer have not changed. Someday, this Board and this community may need to act to protect our interests.

We're able to take a deep breath over the summer, but the problem may not have gone away.

A few weeks ago, our open space consultant, DHM, presented the Board and Golf Committee with its draft report on various open space scenarios.

When that report is complete, several things will happen.



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One, we will share it with you, in its entirety, as we did the Casper Golf report.

And two, later this year, we hope to have a community meeting where we can present, side-by-side, the two reports: Golf and Open Space.

After analyzing the numbers, we want you to be able compare plusses and minuses of each.

If the golf course is not self-sustainable financially, we may someday need to act to protect RVR's interests.

It's premature to pursue any options today, but it would be irresponsible on our part not to consider the financial impact on our community of a closed golf course.

That's why we are completing our due diligence that we began last summer.

Yvonne noted that as Brian just mentioned, the long-term future of the golf course remains uncertain.

As we've said before, this is not about golf. It's about our community:

- How we ensure its long-term sustainability
- How we prevent development that changes the nature of the RVR community
- And, how we preserve your property values.

Operations Report: Sterling Page, General Manager

2019 Reserve Funded Projects Report

Several small projects have been completed to date in 2019, which will help expedite ongoing service needs and upcoming projects.

Completed projects include:

1. Exterior Remodel of the Triangle Park bathroom building.
2. Replacement of the Heat Exchanger for the large pool.
3. Extension of the Irrigation lines in the Boundary and Fairway neighborhoods.

Upcoming projects include:

1. Triangle Park improvements to the entry, ball field and playground.
2. Ranch House improvements to playground equipment.



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3. Removal of up to 30 Cottonwood trees around the community
4. Replacement of vehicles in the maintenance fleet.
5. Re-building fencing around the common areas of the community.
6. Re-building the pool pump house.

Major projects for 2020 include:

1. Replacement of the maintenance shop.
2. Reconfiguration and enlargement of the small hot tub.
3. Refinish of the Pool liner and tiles.
4. Replacement of the concrete deck around the pools.

As the infrastructure ages and our community nears build out, we continue to do maintenance and implement the latest technologies to improve long-term performance and conserve resources

Ranch House Report: Kendra Ford, Community Services Manager

At our last gathering in December I told you our goal for 2019 was to keep you informed and entertained.

We have worked fervently at accomplishing this and will continue to do so for the rest of the year. We certainly hope all of you have had the opportunity to take advantage of at least a few of the informative and/or the entertaining events and hopefully a little of both!

On the information front, some examples of what we offered were:

- The 8-week Great Decisions Series led by Sandi Kister
- A Women's Health Talk with a panel of doctors from Valley View Hospital
- Dementia Prevention Talk with Dr. Brooke Allen of Roaring Fork Neurology
- Cyber Security Talk with RVR resident expert- Alex Pfeiffer
- and more....

Upcoming in August

Dr. Sandy Deveny will be presenting on the Bonyo Kenya Mission, which is a group she works closely with in Kenya that provides health care to impoverished people. From what she has shared with us this will be a fascinating presentation and I encourage you to join in.

Then on the entertainment front examples of what has been going on here at the Ranch House are:

- Music in the Round evenings we had this winter
- A Kids Movie Night



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- A new event that was so well received it has become a monthly happening: RVR Poker Nights
- The first annual St. Patrick's Day Potluck and plan on doing this again next year.
- Annual Easter Egg Hunt and party.
- The Kentucky Derby collaboration with Homestead
- Memorial Day weekend Hot Dog cookout and party
- Three art openings
- The annual July 4th bash, which this year was "Groovin Valley Ranch" and had 260 in attendance.

In August there will be a college kids' evening, a Dive-in Movie and a gathering and event related to the new Pickleball courts in Carbondale that we are hosting.

There are other events and informational evenings in the works for the fall and we know for sure we are going to have the 2nd Annual RVR Chili Cook off in October.

We encourage everyone to read the **Friday Newsletter** to stay informed about all happenings! You will typically **read it there first!**

Our staff works together as an excellent team with putting all the pieces and details in place to make each one of these happen, and there is always more effort that goes into them than meets the eye. They do this while also managing the general day-to-day activity of the Ranch House, which as you are aware, is at full tilt this time of year.

Here are some numbers to give you an example of how busy it is around here right now. In June we had 4,872 member visits and 891 guest this is an average of 192 people a day to attend to and support in various activities needs, request as well as inventory, towels and other supplies.

Okay so onto the next significant activity happening around RVR. Building!

I know many of you walk and bike around and feel like you are seeing new houses going up all the time. You are not imagining it! This is really the case. Last July we had four homes under construction and right now we have 18. Last July we had 15 active projects in front of DRC and this July we have 29 active projects. There are five more new ones on our agendas just in the next month, so this number will increase. Now of course some of our "active" projects will come off the list soon as they are close to completion but with the new homes, I know of that will be on our list soon it should stay right around at least 30 active projects. This number does not include all the administrative approvals we address



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daily from tree removals or plantings to painting, fences, new roofs and so on. The DRC activity is robust and evidence that our community is a place many want to call home!

Thank you for all your support and words of encouragement during such a time of growth and activity! It is an energetic and exciting time to be a part of RVR!

Single Hauler Waste Management Plan: Jay Harrington, Carbondale Town Manager and Kevin Schorzman, Carbondale Public Works Director

Yvonne stated that as we've communicated to the community for the past few months, the Town of Carbondale is implementing a "single-hauler" waste management plan. This will affect everyone in Carbondale. The changes begin at RVR in April 2020.

Several RVR homeowners have questioned the new program, its costs and the reasons behind the changes.

To answer your questions, we've asked Town Manager Jay Harrington and Public Works Director Kevin Schorzman to join us.

(See attached Town of Carbondale presentation)

There are currently samples of all containers at Town Hall and at the Third Street Center.

If someone is going to be out of town this winter prior to the sign up in January, they just need to be in touch with the Town in advance of leaving.

Mountain Waste will handle picking up containers and trading them out for whatever size each owner has decided on using as part of new program.

State of the Real Estate : Brian Leasure

There are currently 24 homes and town homes on the market and an additional eight under contract.

- The average listing price is \$1.265 million with an average of \$350/sq. ft.
- Year-to-date RVR has closed 16 homes and townhomes and at this time last year RVR has closed 19.
- The median price in RVR was about \$965,00 and in Aspen Glen was about \$917,000.
- The average RVR sale price YTD is \$1,053,000. There is about a six-month supply of homes below \$1.3 million, which is generally considered a balanced market. Above \$1.3 million there is about a two-year supply.
- Three properties closed above \$1.3 million this year.



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On behalf of the Board Yvonne Perry thanked everyone for coming, and for being part of this great community.

She then opened the floor for questions.

There were no questions from Owners at this time.

Questions and Comments


The Community Gathering was adjourned at 7:35pm

2019 RVR Community Gathering

1. Laura Hansenn
2. Donn Willins
3. Bob Schoofs
4. Deb Grobler
5. Kathy and John Schoenecker
6. Barbara and Howard Gunther
7. Steve and Patti Crockett
8. Renee Thomas
9. Andrew Thomas
10. Ellen and Vic Torell
11. Brooks and April Thomas
12. Rick Galli
13. Larry Bogatz
14. Nick and Caroline Cole
15. Jan Wyandt Rouse
16. Wolf and Nancy Gensch
17. Peggy Beeler and Tom Bracewell
18. Peggy Corcillo
19. Barb and Bill Hoover
20. Jim and Laurie Noyes
21. Mike Waski
22. Doug and Becky Walker
23. Holly Glassier
24. Ina and Jan Dlouhy
25. Larry and Phyllis Schneider
26. Lisa Dancing-Light
27. Anne and Don Hillmuth
28. Steve Wolff and Lynne Feigenbaum
29. Hal Williams
30. Rosanna Griggs
31. Patricia Chew
32. Robin Boyar
33. Kirsten Morey
34. Ted Stude
35. Mike Korber
36. John Krousouloudis
37. Dick Heinz
38. Jack and Sis Olson

39. Jonathan Baiardo
40. William Brown
41. Andrew Karow
42. Tom Passavant
43. Cindy Barnes and Max Higgins
44. JoAnn Scott
45. David and Jane Weinstein
46. Jan Kuramoto
47. Patricia Rangel
48. John and Caroline Moore
49. John and Chris Blair
50. Sarah Murr
51. Tom Cooney

Waste Hauling Public Outreach Fall 2017 Through April 9, 2019


- 15 Public Board Meetings
 - Farmer's Market
 - First Friday
 - Open-House Meeting at Town Hall
 - Facebook
 - Newspaper Ads and Articles
 - Radio Interviews
 - Information on Town Website
 - On-Line Survey
 - Utility Billing Inserts and Messages (2 summer of 2018)
 - On-Line Board Meeting Agendas
 - Individual Meetings with all affected haulers
 - Environmental Board Meeting
 - Contract Awarded 25 days after proposals (including pricing) from both proposers were made public.
 - Information regarding consideration of the two waste hauling RFP's at the March 19th Board Meeting in the March 7th Edition of the Sopris Sun
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Board of Trustees Goals for Revisions to the Town's Waste Hauling Regulations.

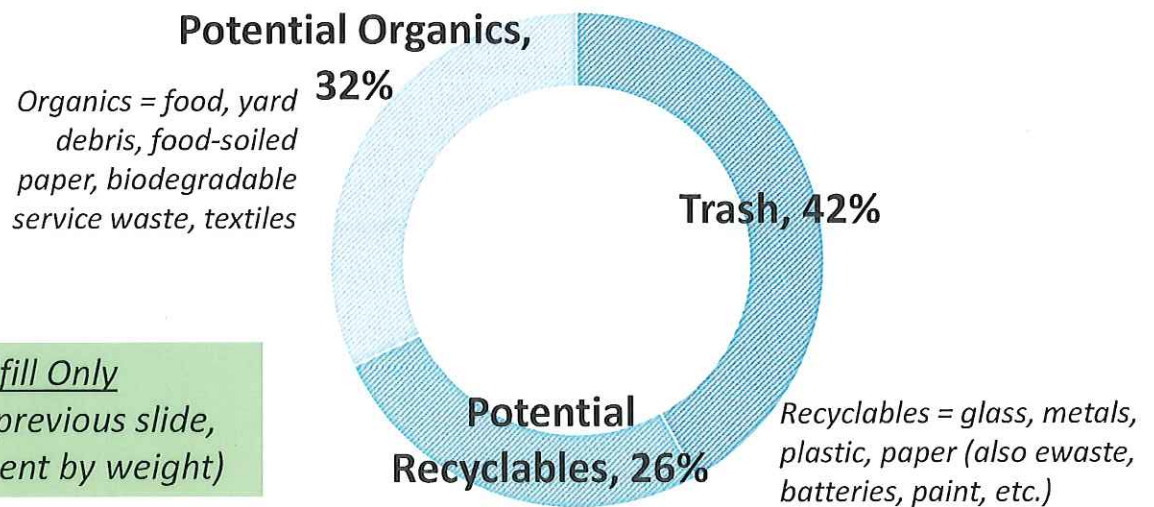
Beginning in the fall of 2017, and through a series of public meetings and public input, the Board developed the following goals related to revisions to the Town's waste hauling regulations:

- Regulations protecting bears and other wildlife
- Waste diversion and managing our waste stream (Pitkin County Landfill has approximately 9-10 years of capacity assuming a planned expansion is approved and current disposal levels remain consistent.)
- Addressing the number of trucks on the road

These goals helped guide the public outreach and decision-making throughout the entire 15-month process with a focus of meeting goals established in the 2017 Climate & Energy Action Plan which was developed by the residents of Carbondale.



Remaining potential for diversion in Pitkin County trash

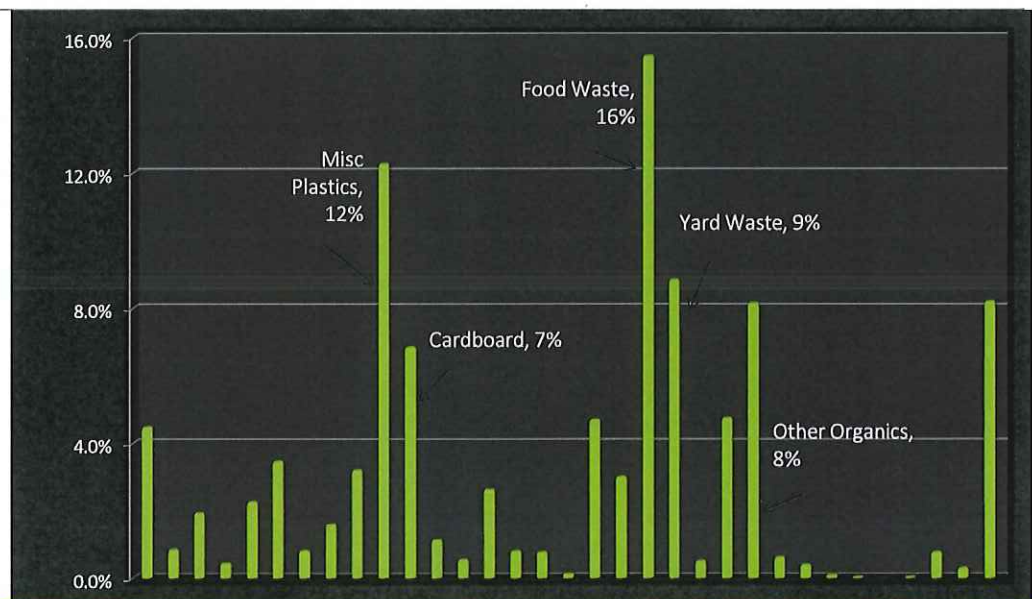


MSW Landfill Only
(trash slice from previous slide,
expressed as percent by weight)






Potential for diversion in Carbondale Trash (52%)



Volume-Based Pricing (Save-As-You-Throw)

- Volume-based pricing is a tool to incentivize waste diversion which has worked in over 7,100 communities nation-wide.
 - Recycling is included in the base price (no cost incentive for not recycling)
 - The smaller your volume of trash, the smaller your cost (similar to gas, electricity, water and sewer)
 - Needs to include at least two trash service levels (Carbondale chose three, 32, 64, and 96-gallon)
 - Contractors bid (Carbondale received 2 bids) the cost of the smallest container size and then prices for the other size containers are a set multiple of the small container size (Carbondale chose 80% as that was the lowest increase proven to incentivize diversion based on information provided by our consultant.)
 - Works in both a free-market and a single-hauler system. It is likely that this type of volume-based pricing would have been mandated with revisions to the waste hauling ordinance which means that even if RVR had maintained its own collection contract, prices would have gone up for 96-gallon containers.
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Examples of the volumetric pricing and its effect on diversion rate (CO rate: 12%).

COMMUNITY (additional fee charged customers)	2018 POPULATION	CURRENT MSW DIVERSION LEVEL ^a	CUSTOMER SUBSCRIPTION BY TRASH SERVICE	PRICING DIFFERENTIAL PER TRASH SERVICE ^b	Open Subscription / Free Market Municipalities				
					Aspen	6,900	17% (39% residential)	• 32/64/96 gal data not available	• 100% by code
Public Contract Municipalities					Boulder ^d	109,100	40% (53% residential)	• 32/64/96 gal = 53%/33%/14% (2009)	• 100% by code
Edgewater ^c (~\$3.50 admin fee)	5,400	Residential diversion 18% (2012)	• 2% <32 gal • 32/64/96 gal = 20%/36%/21% • 12% >96 gal	• 50%	Fort Collins	168,900	32% (30% residential) (51% overall solid waste)	• 2% <32 gal (bag collection) • 32/65/95 gal = 42%/35%/21%	• 100% by code
Golden (avg \$1.14 cart fee)	20,900	Residential 34%	• 6% < 32 gal • 32/64/96 gal = 29%/34%/29% • 2% > 96 gal	• 100%	Vail	5,600	22%	• 32/64/96 gal = 3%/16%/80%	• 80% by code
Lafayette (\$0.50 admin fee)	29,500	Residential 38%	• 32/64/96 gal = 30%/50%/14% • 6% > 96 gal	• 100%	Public Collection Municipalities				
Louisville (\$2.35 admin fee)	21,700	Residential 48%	• 32/64/96 gal = 45%/43%/11% • 2% > 96 gal	• 80%	Grand Junction	66,400	Residential 13%	• 64/96 gal = 29%/52% • 19% > 96 gal	• 27%
Manitou Springs (\$0 – hauler does billing)	5,400		• 64/96 gal =	• 8%	Longmont (\$2.96 waste management fee)	95,000	Residential 35%	• 8% < 32 gal • 48/96 gal = 29%/60% • 3% > 96 gal	• 86%
Montrose ()	19,300	12% (2016)	• 90/180 gal =	• 69%	Loveland	80,200	Residential 61%	• 17/35/65/95 gal =	• 100%
Morrison	400	Not available	• Town subsidized all collection costs in 2017 & 2018	• Not applicable	Thornton	143,500	Residential 18%	• 96/192/288/384 gal =	• 19%
Newcastle (~\$0.50 admin fee)	4,800	Residential 15%	• 32/64/96 gal = ____ w	• 11%					
Rifle (\$0.50-1.30 admin fee)	10,000	Residential 24% (dual-stream)	• 64/96-gal = ____	• 18%					
Silt (\$3.10 admin fee)	3,200	Residential 18%	• 64/96 gal = ____	• 12%					
Telluride (fee amount not available)	2,600	Residential 20% (2011)	• 32/64/96 gal data not available	• 12%					

Service Level Monthly Pricing

Super Saver Trash/Medium Recycling-	\$13.84
Super Saver Trash/Large Recycling-	\$15.93
Small Trash/Medium Recycling-	\$16.92
Small Trash/Large Recycling-	\$19.74
Medium Trash/Medium Recycling-	\$30.46
Medium Trash/Large Recycling-	\$35.53
Large Trash/Medium Recycling-	\$45.24
Large Trash/Large Recycling-	\$51.52

Wildlife Resistant Containers available at an additional monthly charge.

Super Saver= 32-gallon container collected every-other week.

Small= 32-gallon container collected every week

Medium= 64-gallon container collected every week

Large= 96-gallon container collected every week

All recycling collected every-other week

Prices include the Town's administrative fee

What Is Included In The Administrative Fee Collected By The Town?


1 Staff position dedicated to managing the program. Includes:

- Sign-ups
- Service level changes
- Billing
- Coordination with contractor

Centralized Seasonal Yard Waste Collection starting in 2020

- Parking lot east of Town Hall
- Two weekend days per month
- May through September
- One of the most requested services during the public outreach process

The Town will evaluate this fee as the program becomes established.



Timeline for signup and rollout for RVR Residents

RVR Service Selection Period: January, 2020

New containers delivered to RVR: Mid-March, 2020

New service begins in RVR: The week of April 6, 2020

Customers have the option to change their service selection for no-charge, one time during the first 60 days of the new service. After that, a fee of \$25 will be charged for service level changes.

Residents who do not sign up during January, 2020, will be signed up for the medium trash with medium recycling service level (both 64-gallon containers, total cost \$30.46 per month).

Service cannot be turned on and off (you will be billed monthly regardless of use).

There is no "opt-out".

