

OTAC Meeting 4/19/2022 – Final/Approved

6:30 pm

Present:

Wolf Gensch, Steve Laverty, Tami Cassetty, Laura Hanssen, Ashley Lynch

Minutes from 1/25/2022 approved

John Speiss, OT resident, has joined the long range planning commission. He was not able to attend tonight due to the Aspen P and Z meeting.

Painting and Carpentry

A lot of repairs and power washing have been going on in preparation for painting.

The painting schedule is on the rvrma.org website

We have 8 homes being painted this year

\$750 allowance for repairs prior to painting

Many of the repairs needed have been due to gutter issues and are not covered past the \$750 allowance. There have been gutter issues with siding, some homes with ADUs do not have gutters on the ADUs. Many gutters do not have flashing either. Ashley will try to create a list of most common problems so that OT residents can be alerted. And mitigate,

A lot have repairs are using mashed cedar to replace hardy board

Landscape Issues

All information is listed on website and in the RVR weekly newsletter

The committee requested that RVR determine if the median is Old Town or RVR financial responsibility for maintenance (mowing/tree health)

Sidewalks

Town of Carbondale is responsible and will come out and look at uneven sidewalks and ground them down to make them even.

Fire Marshall Preparedness in Old Town

April 28 Wolf will meet with someone from the fire department to schedule a walk-through Old Town to determine ways to mitigate fire danger. All residents will be invited to go on the walk when it is scheduled.

Fencing

Shared fence lines (shared between RVRMA and homeowner as well as those shared between homeowners) are an issue, especially since all fencing in Old Town was constructed as part of the original Development vs a home by home decision. There will be a working group formed by June to make a decision to present to the board on a RVR policy regarding:

1. Whether RVRMA reserve funds have responsibility for fencing in either of those categories
2. Whose responsibility is the fence between homeowners?
3. What if fence neighbors disagree about repairs/replacing a fence?
4. Should the OT reserve fund pay to repair/redo OT fences

Golf Course

Look at the “View from the Board” to see what is happening. Attorneys for Crystal Rivers Outdoors (owners of the golf course) showed up at Carbondale trustee meeting suggesting PUD development codes were outdated and rezoning should go straight to the town of Carbondale. There is also a YouTube video if you google Town of Carbondale Trustee meeting. Members of RVRMA board have reached out to members of Crystal River Outdoors to try to discuss the issue and maintain open communication.

The committee asked if we could get the CASPER report and Open Space report that were done 3 years ago to send out to homeowners again?

LTPRC should consider what may happen with the Golf Course in the future as part of the consulting agreement to develop the best long range plan for the community.

Public Comments

Grass damage done by snow plowing will be repaired

One homeowner is also concerned about the fence issue as one side of her fence is on the verge of falling down. Some posts were put into the ground untreated and have totally rotted out.

Another homeowner has an issue with a rotting out fence. Is there a standard way to repair the fences and with a known contractor?

Would Old Town be interested in a special assessment to repair all of the fences and/or create a reserve fund for Old Town to include fencing in repairs?

Any time you replace a fence or modify the outside of your home, it has to go through the DRC. If in doubt, contact Jessica Hennessy at RVR
(Jessica.Hennessy@rvrma.org)

Meeting adjourned 7:13