



RIVER VALLEY RANCH

RVR Membership Report

February 19, 2021

As requested by the Board of Directors, this report is created to help identify the following.

1. Reasoning behind rates for homeowner members.
2. Rate structure for non-owner memberships.
3. What memberships are the HOA required to offer?
4. Are rates for non-owner memberships comparable to rates of owners?
5. Are non-owner membership rates equitable for all and comparable in the marketplace?

The governing documents establish that the owner of each lot or unit is a member^{1,3} of said common interest community (CIC) and entitled to the use and enjoyment of property and amenities. Owner/members includes extended family and is defined as 2 principal adults, all of their dependent children, grandparents, parents, brothers, sisters, nieces, and nephews as 'blood relatives'².

Rates for the RVRMA Ranch House are included in the monthly dues paid by property owners. The cost for this amenity is based per lot/unit and solely on ownership of property and not the number of occupants, number of owners, location in the community, sub-association, or on the square footage of home or lot. The cost of all operations of the CIC are spread evenly across all owners. Those who live in Thompson Corner², accessory dwelling units, have the opportunity to purchase memberships at a rate established by the Executive Board of Directors. Those owners who lease their property may transfer access to the facility at their discretion. Dual occupancy and access are not permitted.

The RVRMA Ranch House – Rules and Regulations revised June 2017 by the executive board established eligibility and policies for members and registered guests of the Ranch House.

The 2017 Reserve Study projects the expenditures anticipated for the CIC extended to 2047. This identifies the elements by their location, specifically, Ranch House, Pool, and Tennis (RHPT). This allows for the separation of elements in the larger community such as playgrounds, fences, irrigation systems, and maintenance vehicles.



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The anticipated expenditures for the RHPT over the length of the study average 38.40% of total reserve spending. Our current dues for reserve funding are \$47 monthly. This equates to \$18.04 per month reserves for RHPT major improvements and remodeling.

The budgeted expenses for the RHPT include percentages of personnel & wages related to its operation, all ranch house maintenance and operating expenses, utilities, and relevant portions of administrative expenses. In 2020 this totaled \$850,300 of the \$2,398,700 total expenses.

The current dues structure is from the 2021 RVRMA budget, current Thompson Corner membership rates and 2020 Tennis membership fee schedule. These were prorated for the late season start due to COVID.

	Units	Cost of RHPT Operations	Reserve Funding for RHPT	TOTAL
RVRMA Owner/Member	543	\$130	\$ 18	\$148
Thompson Corner / ADU	65			
Thompson Corner / ADU	Family	\$137	\$ 18	\$155
Thompson Corner / ADU	Couple	\$117	\$ 18	\$135
Thompson Corner / ADU	Individual	\$ 57	\$ 18	\$ 75
Tennis	Family Season (6 months)	\$129	\$126	\$899
Tennis	Single Season (6 months)	\$ 96	\$126	\$699
Tennis	Single Summer (3 Months)	\$179	\$63	\$599

To aid in analysis of RVR membership values the following table shows the costs and features of fitness and social member clubs located in the Aspen and Vail Valleys.



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- RVRTC, ADU, Renter - Individual
- RVRTC, ADU, Renter - Family
- RVR Tennis Member - Individual - Full
- RVR Tennis Member - Family - Full
- RVR Tennis Member - Individual - Peak
- RVR Tennis Member - Family - Peak
- Aspen Glen Social Member
- Aspen Glen Full Golf Member
- GW HotSpring Athletic Club
- Lakota Canyon Ranch
- Snowmass Club Platinum Athletic
- Snowmass Club Platinum Golf
- Vail Racquet Club
- Vail Tennis Center
- Denver Tennis Club - Individual
- Denver Tennis Club - Couple

	Initiation			Fitness							
	Fee	Member Monthly	Daily Price	Pool	Hot Tub	Tennis	Gym	Classes	Golf	Spa/ Salon	Dining
RVRTC, ADU, Renter - Individual	\$ -	\$ 75	\$7 guest	✓	✓	✓	✓	✓			
RVRTC, ADU, Renter - Family	\$ -	\$ 150	\$7 guest	✓	✓	✓	✓	✓			
RVR Tennis Member - Individual - Full	\$ -	\$ 549	\$15 guest			✓					
RVR Tennis Member - Family - Full	\$ -	\$ 699	\$15 guest			✓					
RVR Tennis Member - Individual - Peak	\$ -	\$ 469	\$15 guest			✓					
RVR Tennis Member - Family - Peak	\$ -		\$15 guest			✓					
Aspen Glen Social Member	\$ 2,500	\$ 605	n/a	✓	✓	✓	✓			✓	✓
Aspen Glen Full Golf Member	\$27,500	\$ 1,100		✓	✓	✓	✓		✓	✓	✓
GW HotSpring Athletic Club	\$ 150	\$ 118	\$ 43	✓	✓		✓			✓	
Lakota Canyon Ranch	\$ 595	\$ 233							✓		
Snowmass Club Platinum Athletic	\$27,500	\$ 450	n/a	✓	✓	✓	✓	✓		✓	✓
Snowmass Club Platinum Golf	\$50,000	\$ 895	n/a	✓	✓	✓	✓	✓	✓	✓	✓
Vail Racquet Club	\$ 120	\$ 90	none	✓	✓	✓	✓	✓		✓	
Vail Tennis Center	none	\$ 17	20-25/hr			✓					
Denver Tennis Club - Individual	\$ 450	\$ 103				✓					
Denver Tennis Club - Couple	\$ 450	\$ 170				✓					



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Management Recommends the following thoughts.

1. Consider the Thompson Corner/ADU membership for the ranch house facility to be the same as RVRMA owners. the Thompson Corner monthly fee of \$149 covers all “family members”. This would cover our costs and is equitable with homeowner contribution.
2. Consider increasing the membership rates for tennis. The courts get heavy use during morning play slots at 9:00 am and 10:30 am. Add a discount (todays rate) for afternoon only memberships.
3. Tennis is too cheap at RVR as a sport compared with the game of Golf across the street. It takes 3 hours to play a round of golf, if you play the fairways, Tennis is 1.5 hours. RVR Golf full season membership is \$3,400.
4. Many clubs have a fee structure that is for a single member with added cost for spouse and for individual children. Every club that we found limited adult children as members at 23 years old. We currently limit them at 26.
5. Tennis guest fees should increase to \$25 for both owners and members. Courts are booked well in advance causing angst among owners who can't make reservations.



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Amended and Restated Master Declaration of Protective Covenants

1. § 2 – Definitions

Member. - "Member" means each Lot or Unit Owner, including the Declarant. Membership in the Master Association shall be appurtenant to, and may not be separated from ownership of a Lot or Unit.

2. §3.4 Residential Use and Occupancy.

Each Lot or Unit shall be improved, occupied, and used only for single-family residential purposes, except that a duplex may be built and occupied upon a Lot designated therefor, and a Caretaker or Accessory Dwelling Unit may be built and occupied upon or in a Lot or Unit designated therefor. Single family occupancy shall mean and shall be strictly limited to occupancy of the residence on a Lot, each side. of a duplex constructed on a Lot, and each Unit, by a family comprised of (i) no more than two (2) principal adults, (ii) the legal dependents of one or both of said principal adults (iii) no more than two (i) additional family members (adults or children) who are related by blood or marriage to said principal adults, and occasional guests. Employees who care for the residence or duplex side or Unit or who care for the children may also occupy the residence or duplex side or Unit. For purposes hereof, "related by blood" shall mean the following relationships, but no others: Grandparents, parents, brothers and sisters, aunts and uncles, nephews and nieces, and grandchildren. Caretaker Apartments are strictly limited to occupancy by no more than two (2) adults and the legal dependents of one or both of said adults. If Leased, Accessory Dwelling Units are strictly limited lei occupancy by no more than two (2) adults and the legal dependents of one or both of said adults.

3. § 5.2 Master Association May Regulate Use of Master Common Areas.

The Master Association, acting through the Executive Board, shall have the right and authority to regulate the use of the Master Common Areas by the promulgation, enforcement and interpretation from time to time of such Master Rules and Regulations relating thereto as the Master Association considers necessary or appropriate for the protection and preservation of the Master Common Areas and the enhancement of the use and enjoyment thereof by the Owners and Occupants and other authorized users; subject always to any rights or interests created by the Golf Course Play and Operational Easement. Without limiting the generality of the foregoing, the Executive Board shall establish, amend from time to time, implement and enforce a Membership Policy for the Ranch House Swim and Tennis Club within the Residence Village Area, including appropriate guidelines, regulations, and restrictions for all permitted users thereof and setting forth reasonable user fees for Occupants and for Thompson Corner lot owners.

4. § 8.3 Membership in Master Association.

There shall be one Membership. in the Master Association for each Lot and Unit within the Common Interest Community. The Person or Persons who constitute the Owner of a Lot or Unit shall automatically be the holder of the Membership appurtenant to that Lot or Unit, and shall collectively be the "Member" of the Master Association with respect to that Lot or Unit, and the Membership appurtenant to that Lot or Unit shall automatically pass with fee simple title to the Lot or Unit. Declarant shall hold a Membership in the Master Association for each Lot or Unit owned by Declarant. Membership in the Master Association shall not be assignable separate and apart from fee simple title to a Lot or Unit, and may not otherwise be separated from ownership of a Lot or Unit.