



RIVER VALLEY RANCH

**RVRMA EXECUTIVE BOARD MEETING
Wednesday, Sept. 25, 2024, at 5:30 p.m.
Ranch House Conference Room & Zoom
MINUTES**

Executive Board of Directors

Michael Banbury, President (*Via Zoom*)
John Lund, Vice President
Todd Richmond, Co-Treasurer
Carl Hostetter, Co-Treasurer
Ben Johnston, Secretary
RJ Spurrier, Director
Sherry Stripling, Director

Management Attendees

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

Homeowner attendees

Pat Guerra
Rebecca Guerra
Don Fleisher
Jeff Krentz
Julie Kupecz

Zoom Attendees

Marc Margulies
Nina Price
Carl Stude
Richard Sills
Krys Greenwood

I. Call to Order- Establish Quorum

- John Lund, Board Vice President, called the meeting to order at 5:30 p.m. A quorum was established.

II. Approval of Minutes

- Board Co-Treasurer, Carl Hostetter, and Board Director, Shery Stripling, motioned and seconded the approval of Meeting Minutes of the RVRMA Executive Board Meeting held on Wednesday, August 28, 2024.

III. Public Comment

- John Lund first went over the rules surrounding public comment in board meetings. Owners are allowed 3 minutes to talk per lot owned and are asked to comment on agenda items only.
- RVR Homeowner Pat Guerra commented on the DRC Consideration of Building Code topic of the agenda. Pat noted that he believes that an HOA and its committees exist to ensure that owners have equity in regulations and that early members are not penalized by rule changes to accommodate later members. Pat went on to say that he believes that 769 Perry Ridge is an undocumented rule change that disadvantages early members who have gone through the DRC process before. Pat went on to say that a more restrictive and precise guideline by the RVR DRC or an update to the PUD zoning along slopes is in order. Pat then went through language for local building codes. Aspen, Snowmass and Vail regulations were shared.
- RVR Homeowner, Don Fleisher commented that all the language Pat shared is important but what it comes down to is if 769 Perry Ridge honors the existing conditions of the neighborhood.

IV. Month End Financial Review

- RVR Controller, James Maguire shared a financial presentation with a review of the budget versus actuals, the special assessment progress and the reserve account.

James shared that income was right on target with less than \$1,000 of the budget and the bottom line for August was a \$5,721 deficit.

Year to date income is running over by \$44,000 and COGS are over by \$3,264. The year-to-date surplus is now at \$39,756

James then drilled down on year-to-date expenses and noted that everything is mostly on target. DRC expenses are the only line item going significantly over budget and that is in proportion to the excess DRC income being produced. Ranch House expenses are up slightly from a large chair purchase in August.

The most notable news is that the associations total expenses for year to date is only \$1,000 variance out of a \$1.7 million budget.

James then went over the Special Assessment payments so far. As of September 24, 2024, 331 homeowners in the community have made their payment. This leaves 223 homeowners who have not made any payment. James added that he sent out another payment reminder the day before the board meeting and will continue to reach out and follow the RVRMA collections policy until all are paid. The HOA has a 15-day grace period, so by October 16 the association will issue late fees and interest.

James ended by sharing the reserve account balance as of August 31, 2024 which was \$5,858,413.

John asked about how our collection correlates with CCIOA laws. Ben Johnston, Board Secretary, answered that we would be required to follow the collection policy.

V. Management Update

- **General Manager Report- Ashley Lynch**

Ashley shared that fertilizer application is set to take place on Friday, Oct. 4 in Old Town, Settlement and common areas. This application is typical for this time of year in the community. The irrigation blow-out process will take place the first week of October for common areas and the second week of October for private residences.

Sherry Stripling asked when the annual leaf dumpster will be in place and Ashley answered that it would be out on approximately October 7 and will remain out until most likely until the end of October/early November. The timeline will be adjusted as funds and weather allow.

- **Programming & Community Engagement Report- Ali Royer**

Ali said that October is full of events (9 to be exact). She also shared that the pool will be open until Monday, Sept. 30.

- **DRC Report- Jessica Hennessy**

Jessica touched on the Xeriscape example plan that was shared in the board packet. Jessica said that the plan is intended to serve as an example of a xeric friendly design that is also in keeping with the aesthetic objectives of the RVRMA Design Guidelines.

- **Finance Report- James Maguire**

- **Facilities & Grounds Report- Travis Green**

VI. Old Business

- **Ranch House Renovation Update**

Ashley commented that RA Nelson was selected as the general contractor for the project, and they ultimately decided on them after pursuing two other alternatives.

After several architect interviews, it was decided that the architectural firm Land + Shelter, led by Andrea Korber, would be selected for the project. They have been involved with Carbondale projects such as: the Carbondale Pool/Rec Center and True Nature. As a long-time local, Andi has family in RVR and has familiarity with both our community, and our facility.

Ashley also shared that the project will have the assistance of a working group they are calling the DAG or "Design Advisory Group." This group will serve a more formal role as a design review team and is comprised of the following members:

Ashley Lunch (GM)

Carl Hostetter (Co-Treasurer of the RVRMA Board)

Marc Margulies (Boundary Homeowner and Retired Architect & Owners Rep)

Rob Morey (Owners Rep and Old Town Homeowner)

Zach Smith (RVR Homeowner & Builder)

Elizabet Lozner (RVR Homeowner/ Owner Caryatid Structural Engineering)

Jen Dicuollo (Professional Landscape Architect & RVR DRC Member)

Ashley went over the expected timeline for the project and shared the two top priorities of the project are:

- To come in on, or below, budget.
- To minimize disruption to the Ranch House as much as possible, focusing on timeframes outside of the peak summer season. It is our goal to keep the facility open to the public to allow use of the building at all times.

Marc Margulies commended Ashley's leadership with the project coordination so far and putting the working group together.

Ashley added that the timeline of the project will become clearer as the

planning stages move forward, but they hope to accomplish the bulk of project from Labor Day 2025 to Memorial Day 2026.

VII. New Business

- **OTAC Committee Update**

Ashley announced that there will be two expiring positions in OTAC this coming year (January 2025). A call for candidates will go out to Old Town community members and the board will decide who sits on the committee at the January board meeting.

Sherry added that it might work best to send out the call for candidates in advance of the holidays.

- **Fees for 2025 Budget**

Ashley shared some of the fees for the upcoming year. Many fees were left flat including guest fees, irrigation and DRC fees. There have been small increases in the Thompson Corner Memberships and Tennis Memberships (2.5 increase). Fitness classes have also increased from two dollars to three dollars. It was also shared that tennis fees had been increased greatly in recent years. For example, the following was shared for Individual Tennis Membership increases over the years: 2021- \$699.00, 2022-\$750.00, 2023 - \$800.00 and 2024- \$830.00. The following was shared for increases regarding Thompson Corner Family Memberships: 2021-\$155.00, 2022-\$180.00, 2023-\$185.00 and 2024-\$190.00. Ashley also clarified that the amount listed in the Thompson corner line is per month.

It was brought up that tennis fees seemed somewhat conservative. Ali noted that it's important to find a healthy balance between raising fees and ensuring there are players in the program, for a robust tennis program.

Board member RJ Spurrier asked if there has been a correlation noticed between the popularity of pickleball and interested in memberships. Ali said that she doesn't think they affect one another.

- **DRC Consideration of Building Codes**

John Lund talked through the pieces put forward for review including, a proposal submitted by RVR homeowner Pat Guerra dated August 26, 2024, a response letter of determination from the DRC dated September, 5 2024, an email from Jared Barnes, Town of Carbondale Planning Director, concerning how building heights are defined from the UDC and how it is measured from undisturbed natural grade (preconstruction grade), the UDC itself, and finally, an Addendum to Pat's Proposal submitted by Pat on September 19,

2024.

It was also pointed out that Pat's addendum included a petition from some Perry Ridge Homeowners in the community.

Sherry Stripling asked how many square feet the property at 769 Perry Ridge is going to be. RJ noted that Zillow says that it is listed 6,102 square feet. Ashley added that there is a home in RVR that is over 15,000 square feet in the neighborhood.

John asked Jessica if there was anything that should be added to the DRC's letter to the board. Jessica mentioned that she remembered that the DRC emphasized that they would be uncomfortable making such a large change to the guidelines that could potentially have unintended consequences and without hearing from the entire community on the matter. She also noted that the Town of Carbondale is responsible for verifying that building height requirements have been met. They have the responsibility, technical equipment, and expertise to do this and the RVR DRC does not. Jessica added that it is not typical for design review boards in the valley to take on this responsibility.

There was a question as to how many hillside lots are still available to be developed on Perry Ridge. Jessica then shared a map of the vacant lots on Perry Ridge. She noted that according to the map there are four lots left to be developed and 3 lots that are owned by the adjacent home to serve as a buffer with no plans to develop at this time.

There was also a question as to whether notices for new construction projects in the community should go out to a wider range of residents than what is required by the guidelines, which is currently set to notify only adjacent and abutting property owners. It was also brought up if the HOA should post DRC meeting agendas so the community can decide if they want to attend. Sherry said that she thought this could be useful and RJ said that the process and current policies are suitable, and they work. RJ added what might be an appropriate courtesy is if an adjacent neighbor expressed some concern, they should be allowed to attend the meeting and make public comment etc. Jessica noted that the HOA does follow that process. Ben mentioned that it is not required but a matter of what the HOA prefers.

Homeowner attendee, Pat Guerra, commented that he wanted to clarify that the Town of Carbondale does not have anything in writing on how they are determining a reference point, not the height, the height is very clear. John replied that the problem with some of the examples provided by Pat is that they are in Snowmass and Aspen and the fix here is with the Town of

Carbondale.

RJ commented that he thinks that the policy of deferring to the town is prudent, appropriate, and it would be foolish for the HOA to assume that we have greater wisdom of what should be and how to enforce it than the town. RJ went on to say that Pat's passion for this is terrific and it should be directed to the town. If the town changes their policy RVR's policy will change because we look to the town. RJ added that the idea for the HOA to take a lead role would be a mistake. RJ said that Pat obviously has a passion for this issue and is articulate about it and it seems like he has an open ear with the town.

Ben Johnston commented that the DRC's letter made sense to him and he would defer to them.

Board President, Mike Banbury, commented that the Hollos property at 769 Perry Ridge and the adjacent properties are already approved and we cannot reverse that and those are probably two of the highest points in RVR. Mike then emphasized that there are rules and recommendations and only one of them counts. The DRC can make suggestions, but the homeowners are not required to follow them unless they go outside the rules.

John turned to the board and asked If there was an action that the board wants to make.

RJ suggested for some kind of written clarification from the DRC that the HOA defers to the town with regard to building height requirements, rules and enforcement. There was consensus with the board on RJ's comment.

VIII. Adjourn

John Lund and Ben Johnston motioned and seconded to adjourn. the meeting at 6:59 p.m. The motion passed.

IX. Executive Session

- Staff Wage Discussion