



## **RIVER VALLEY RANCH**

### **RVRMA EXECUTIVE BOARD MEETING Wednesday, April 23 2025 Ranch House Conference Room & Zoom**

#### **Executive Board of Directors**

Michael Banbury, President  
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

#### **I. Call to Order- Establish Quorum**

#### **II. Approval of Minutes**

- Approval of Meeting Minutes of the RVRMA Executive Board Meeting held on [Wednesday, Feb 26, 2025](#) and Wednesday, March 26, 2025.

#### **III. Public Comment**

- Comments in public comment are for agenda items only.

#### **IV. Month End Financial Review – James Maguire**

#### **V. Management Update**

- General Manager Report- Ashley Lynch
- Programming & Community Engagement Report- Ali Royer
- DRC Report- Jessica Hennessy
- Finance Report- James Maguire
- Facilities & Grounds Report- Travis Green

**VI. Old Business**

- Ranch House Renovation Update
- Twenty Second Amendment and Fire Defense and Water Conservation

**VII. New Business**

**VIII. Adjourn**

**IX. Executive Session**

- Legal Matters Associated with RVR Fees



## RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MEETING  
Wednesday, March 26, 2025  
Ranch House Conference Room & Zoom  
DRAFT MINUTES

### Executive Board of Directors

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

### Management Attendees

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

### Homeowner Attendees

#### In Person

Sarah Gilbertson  
Betsy Gatehouse  
Julie Kupecz  
Pat Guerra

#### Via Zoom

Patti Crocket

### I. Call to Order- Establish Quorum

- John Lund began the meeting at 5:30 p.m. A quorum was not reached due to the absence of several board members.

### II. Approval of Minutes

- The meeting minutes for the board meeting held on Wednesday, February 26, 2025, were not approved due to the absence of a quorum.

### III. Public Comment

- Julie Kupecz commented on the Twenty-Second Amendment item on the agenda. She highlighted the section in the amendment that addresses DRC discretion. Julie inquired whether the members of the committee were architects, and Ashley clarified that there are two architects and one landscape architect on the committee, with one of the architects being an RVR homeowner. They serve at the discretion of the board. Julie then expressed concerns about the DRC's discretion in the guidelines, noting that it could potentially create issues for the community. Ashley responded by explaining that the proposed Twenty-Second Amendment generally provides broader latitude to the DRC. John Lund mentioned that the DRC has always had a certain level of latitude.
- Sarah Gilbertson commented that there is a lot of subjectivity in the guidelines and added that beauty is in the eye of the beholder emphasizing that it's a hard job. Sarah said that there are two new homes at the end of Heritage that she was surprised to see that they were approved. Sarah added that she would like to encourage everyone to apply for the grant through the wildfire collaborative.
- Julie Kupecz commented again that there is also an element in the community now that divides the homes built earlier and the more current homes. There is concern that people will separate the older homes with the newer "cooler" homes and that could affect her home value.
- Pat Guerra commented that it is a matter of being fair to both incumbents and new home builders. Pat added that it is his tendency to have things that are not negotiable be stated clearly as guidelines and if there is a good reason, that guidelines are overturned by the DRC, then that needs to be available to everyone. Pat went on to say that he personally views RVR lot 769 Perry Ridge as an incredible departure from what attracted him to RVR, and it was also done in advance of changing the guidelines. Pat said that he believes that the guidelines are being changed to allow for more structures like 769 Perry Ridge and he has a big problem with that.
- Betsy Gatehouse raised concerns about the Emerald Ash Tree Borer and other trees that might be at risk beyond the EAB issue. Ashley requested that Betsy send an email outlining her questions to help prioritize those trees.
- The idea was offered by some in the room that the Chairperson of the DRC could come to a board meeting for a Q&A with homeowners. John added that the board strayed a bit from the public comment rules that are typical in RVR board meetings due to the lack of a quorum and added that not much can be accomplished by the board tonight.

#### **IV. Month End Financial Review**

James Maguire shared a financial presentation and reviewed February and year-to-date budget versus actual and the reserve account. Overall, it was a great month with just a little over \$1,000 deficit. Income was short by \$4,500, mostly due to DRC income. This was partly offset by small savings in COGS and \$2,750 savings in expenses. Last month, there was a net deficit of about \$6,000 so adding another \$1,000 brings us to year-to-date.

James then drilled down into the Income for year-to-date. The bulk of the shortage comes from DRC income which is down \$6,425 for the year. However, we expect this to bounce back fully in March as DRC income looks very strong for March. Everything else is doing just fine in terms of income.

Next, James featured expenses for year-to-date. Some line items went over budget and others are saving money. We are saving a little on the personnel line mostly due to some staff being on leave. There were some savings on the Grounds and Utilities lines as well.

As for areas that went over budget, Irrigation is the highest and will most likely continue to show being over budget throughout the year due to the water reconciliation discussed last month. Ranch House expenses were also over by \$5,000, mostly due to some unexpected repairs to the steam room and HVAC system. We also replaced benches in the weight room that we deteriorated. The bottom line for year-to-date is a meager \$1,195 overage which is less than a half percent of the budget.

Finally James shared a snapshot of the reserve account on an accrual basis. The beginning balance on February 1st was \$5.968 million. We collected \$47,000 in reserves and added \$16,000 of interest income for a gain of \$63,484 in February.

We also spent a total of \$83,194 reserve funds. \$11,000 was for boiler repairs and the balance was for architectural, preconstruction, and engineering fees for the renovation project.

The ending reserve balance on February 28th was \$5,948,475.

There was a question about the second installation for the special assessment and James mentioned that it is due on August 1<sup>st</sup> of 2025.

#### **V. Management Update**

- **General Manager Report- Ashley Lynch**

Ashley on the EAB topic that was mentioned in the report. Ashley has also contacted homeowners who have ash trees that border their properties and are scheduled to be removed. Ashley added that anyone in the community that has specific concerns with the removal process should bring it up. Ashley reiterated that the town has been calling the shots on the removals and the HOA is trying their best to keep the budget within our parameters for this effort.

Ashley commented that they are considering a phased approach on the renovation project. At the moment, we are entertaining a plan that would accomplish a large scope of work in the fall, winter spring of 2025/2026, then pause as the Ranch House is used over the summer and pick back-up in fall of 2026 and continue into the following year. There are a number of reasons this phased approach is being entertained including risk management. Ashley mentioned that value engineering has been implemented in the mail room for example, and those plans have been slightly altered so that there is less demolition and foundation work. Ashley reiterated that we will still get more mailboxes and more square footage in this section of the building.

- **Programming & Community Engagement Report- Ali Royer**
- **DRC Report- Jessica Hennessy**
- **Finance Report- James Maguire**
- **Facilities & Grounds Report- Travis Green**

## **VI. Old Business**

- **Ranch House Renovation Update**
- **Twenty Second Amendment and Fire Defense**

John commented that the two topics of the Ranch House Renovation and Twenty Second Amendment were discussed earlier in the meeting and there wasn't anything more to say.

## **VII. New Business**

- **RVR Street Lights**

Ashley commented that there are a number of streetlights that don't work in RVR. It was mentioned that the streetlights in RVR are aesthetically different from those in the larger Carbondale community. Ultimately RVR is responsible for the streetlights that are in the neighborhood, and we would have to pay to replace any out of order streetlamps. Ashley added

that the replacement lamps won't likely look like what are currently in place in RVR. There may be an option for us to repair the current poles but that would require Excell to give the HOA permission to do so. Ashley added that there is also potential to eliminate some of the lights in the community. At this time, it's work in progress, and we are hopeful that we are zoning in on a solution on the topic.

Homeowner, Patti Crockett, commented that many of the lights through the years, since 2001, have been taken out by people who do not want light and in some cases, lights were shot out with BB guns.

**VIII. Adjourn**

The meeting ended at 6:20 p.m.

DRAFT



**April 23, 2025**

## **General Manager's Report**

### **Governance/Operations:**

- We continue to work on items concerning the execution of the Ranch House renovation plan. Please refer to the renovation update in the board packet.
- Ali Royer will be returning on 4/28. I will note that I am particularly excited to have her back.
- Fertilization and Aeration is complete in the community. Spraying will occur on May 5<sup>th</sup> to May 9<sup>th</sup>.
- We have met with many members of the community who are being directly impacted by tree removals that largely took place over the last few weeks. At this time re-planting is being coordinated for the future (perhaps fall 2025). We continue to work with the Town of Carbondale to meet our mutual goals for EAB mitigation.

### **Staffing**

- We are currently hiring for summer staff (lifeguards)—specifically looking for employees over 15 Y.O.
- We have hired a new Front Desk person to accommodate some changes related to vacant positions. Gabby Vergara will soon be training to assist in covering these shifts.
- In addition to the shift coverage above, by the time of this writing, Rachel will likely be out on maternity leave! Sarah Gager will be covering most of Rachel's outstanding shifts.

### **Sub-Associations & Neighborhoods**

- **The Boundary** – They held an HOA meeting on 4/17/2025. They are entertaining a wildfire mitigation plan to be voted on in the upcoming board meeting.
- **Crystal Bluffs** –
  - The community had trees removed for fire mitigation, stump grinding will take place on 4/24
- **The Fairways**– No updates
- **Old Town and Settlement** –
  - Siding quotes are in process and summer painting has begun.
  - We had a SAC meeting on 4/10/26
- **Thompson Corner**
  - The community held their annual meeting on 3/18. Their 2025 budget was approved.

Ranch House Report 4.23.25—Sarah Gager, Member Services Supervisor

**Fitness:** We are currently bringing on Johnna Modene, a recommendation from our current Pilates instructor, Alexandra, to take over the Thursday class. As we transition into summer, we are also working to add water aerobics classes to the schedule. Additionally, we have purchased pedal blocks for the Assault Bike to better accommodate our members.



RIVER VALLEY RANCH

Day	Time	Location	Class	Instructor
<b>Monday 4/21</b>				
	6:00-7:00 AM	Studio	PEAK Fitness	Jace
	8:00 - 9:00 AM	ZOOM	Qigong: Moving Meditation	Cari
	8:00 - 9:00 AM	Studio	Pilates for Everyone	Alexandra
	9:30 - 10:30 AM	Studio	Strong & Stable	Shaylee
<b>Tuesday 4/22</b>				
	8:00 - 9:00 AM	Studio	Gentle Slow Flow Yoga	Anthony
	9:30 - 10:30 AM	Studio	HIIT	Lauren
	5:30 - 6:30 PM	Lap Pool	Master Swim	Dave
<b>Wednesday 4/23</b>				
	6:00-7:00 AM	Studio	PEAK Fitness	Jace
	8:00 - 9:00 AM	ZOOM	Qigong: Moving Meditation	Cari
	8:00-9:00 AM	Studio	Cycling + Upper Body Strength	Susan
	11:00 - 12:00 PM	Studio	Gentle Slow Flow Yoga	Shelly
<b>Thursday 4/24</b>				
	7:30 - 8:30 AM	Studio	Vinyasa Flow (moderate)	Shelly
	9:30 - 10:30 AM	Studio	Dynamic Strength	Bonnie
New Instructor	10:45-11:45 AM	Studio	Pilates for Everyone	TBD
	5:30 - 6:30 PM	Lap Pool	Master Swim	Dave
<b>Friday 4/25</b>				
	6:00-7:00 AM	Studio	PEAK Fitness	Jace
	8:00 - 9:00 AM	Studio	Gentle Slow Flow Yoga	Shelly
	9:30 - 10:30 AM	Studio	Cycle + Strength	Shaylee
<b>Saturday 4/26</b>				
	9:00 - 10:00 AM	Studio	Ageless Athlete	John
	10:15 - 11:15 AM	Studio	Bootcamp	Shaylee
<b>Sunday 4/27</b>				
	4:30 - 5:30 PM	Studio	Restore & Renew Yoga	Ellen

**Ranch House Usage- February Summary**

- 2,815 check-ins for March (compared to 2,324 check-ins in February, and compared to 2,616 March 2024)
  - o 2,594 were homeowners or transferred memberships
  - o 221 were Thompson Corner or ADU members

## **Tennis**

- Court 2 was ready on April 16, and we expect a second court to be ready later this week. Cristina has been working on the clinic schedule and is currently providing lessons for tennis members.

## **Staff**

- Previous summer employees have been contacted, and we are continuing to interview applicants for lifeguard positions. We have hired a new front desk staff member who will begin working full-time in mid-May. Red Cross/Lifeguard training is scheduled to take place from May 14 to May 16.

## **Recent & Upcoming Events**

### Recent Events

- 4/5- Bingo Night
- 4/11- Spirit and Cocktail Tasting with Woody Creek Distillers
- 4/17- Artist Meet and Greet- Megan George
- 4/20- Easter

### Upcoming Events

- 4/29- RVR4Good Monthly Meeting with Guest Speakers
- TBD

## DRC Report, April 2025 - Jessica Hennessy

### The following new construction projects were reviewed by the DRC in April:

- **Lot:** Z27, 438 Crystal Canyon | **Review:** Second Preliminary
- **Lot:** N03, 4144 Crystal Bridge | **Review:** First Preliminary Review
- **Lot:** W10, 3901 Crystal Bridge | **Review:** Landscape & Grading

### Additionally, the following submittals have been assessed by the committee:

- 379 Crystal Canyon – Landscape/Patio Improvements
- 106 Crystal Canyon – Siding Color Change
- 719 Perry Ridge – Siding Color Change
- 1180 Heritage - Enlarge Window & Sliding Door
- 863 Perry Ridge – Neighbor Landscape Comments (*included DRC site visit*)
- 112 Bowles – Crushed Refined Path & Tree Reduction
- 860 Perry Ridge – Driveway Changes
- 3500/3560 Crystal Bridge – Hot Tub Screening
- 328 Crystal Canyon – Civil Engineer Grading Review
- 115 Bowles – Changes to Approved Landscape
- 809 Lakeside – Fire Pit Addition
- 3892 Crystal Bridge - Rear Home Renovation

### DRC numbers April 2025:

- There have been **43** Administrative Review Applications processed so far this year.
- There are currently **22** homes in the construction phase (from breaking ground to the final inspection phase/closeout).
- There are **5** applicants in the Preliminary Design Review phase.
- There are **3** applicants finalized by DRC and waiting on permits from the Town of Carbondale.
- There are currently **30 total** active new construction DRC files.



## RIVER VALLEY RANCH

### Financial Report for Month Ending March 31, 2025

Prepared by James Maguire, Controller

#### Executive Summary

March concluded with a favorable \$10,227 surplus, which positively impacted the year-to-date financial performance, converting a prior minor deficit into a net surplus of \$2,965. This improvement was primarily driven by a significant increase in DRC income, which reached \$15,000 in March, contrasting with the sub-\$7,000 figures reported for the preceding two months. The monthly budget for DRC income is \$9,600.

Year-to-date irrigation expenses are currently \$8,000 over budget. As previously communicated, this variance is projected to increase by approximately \$1,000 per month due to the early-year water reconciliation with the golf course. Mitigation strategies are being implemented through expenditure reductions in other operational areas. Notably, personnel costs are currently \$7,000 below budget, and grounds maintenance costs have been reduced by over \$5,000.

Regarding reserves, the focus remains on the Ranch House renovation project, with commencement anticipated post-Labor Day. The second installment of the special assessment, totaling slightly over \$1 million, is due on August 1st. The project is currently in the planning and design phase, incurring associated architectural, engineering, and pre-construction expenditures. Further details will be provided in the General Manager's report.

#### Revenue Analysis

March concluded with total income of \$229,380, exceeding the budgeted amount of \$225,596 and resulting in a surplus of \$3,784. The primary contributor to this positive variance was DRC income, which amounted to \$5,451.

Conversely, property transfer income was \$1,500 below budget due to a lower number of property closings in March, with only one transaction recorded. However, an increase in home sales activity is anticipated for April, suggesting a potential recovery in property transfer income in the subsequent reporting period.

#### Expense Analysis

In March, the Cost of Goods Sold (COGS) totaled \$8,272, exceeding the budgeted amount of \$5,800. This brings the year-to-date COGS to \$19,893, which is above the year-to-date budget of \$17,400. The approximate \$2,000 overage in COGS is attributable to fitness class instruction. Notably, fitness class income has also exceeded budget by a similar amount, resulting in a net neutral impact. The increase in class offerings aims to better accommodate homeowner needs and schedules.

Actual expenses for March amounted to \$181,318, remaining below the budgeted \$190,233. Year-to-date actual expenses are \$550,580, resulting in a favorable variance of \$7,720 compared to the year-to-date budget of \$563,300. This underspending is evident across most line items. Personnel costs, the largest expense category, are currently at \$361,615 year-to-date, representing a \$7,201

savings against the budgeted \$368,816. Grounds maintenance also reflects a positive variance of \$5,473. These savings helped offset the previously reported \$8,137 year-to-date overage in irrigation expenses.

### **Budget vs Actual – Bottom Line**

The year-to-date financial performance through March reflected a less than 1% variance, with a total net surplus of \$2,965.

### **Investments**

As of March 31st, the association held 23 active Certificates of Deposit (CDs) with a total valuation exceeding \$4 million. These investments generate over \$16,700 in monthly interest income. Management is actively pursuing strategies to optimize returns on available cash reserves to supplement the reserve account in anticipation of significant expenditures related to the Ranch House renovation and other reserve projects. Further CD acquisitions were made in April, which will further accelerate interest income. Currently, all available cash, beyond the necessary operational funds, is strategically allocated to interest-bearing instruments.

### **Reserve Fund Summary**

The RVRMA's total reserve fund balance began March 1<sup>st</sup> on an accrual basis at \$5,948,475 comprised of \$3,078,660 in capital reserves and \$2,869,815 in special assessment funds.

Reserve income from dues totaled \$47,090, and interest income was \$16,746.

Reserve expenditures totaled \$90,934, including \$62,260 from the special assessment fund and \$28,674 from the capital reserve fund. Both contained fees for preconstruction, architecture, and engineering related to the ranch house renovation and capital improvement project. We also had tennis court cracks filled with acrylic for \$10,273 and a new computer installed for \$2,502.

The ending reserve fund balance for March 31<sup>st</sup> was \$5,921,377 with \$3,113,822 in capital reserves and \$2,807,555 in special assessment funds.

### **Conclusion**

The financial position of RVRMA remains robust. Year-to-date operational expenses are tracking within 1% of the approved budget, and the current forecast indicates no significant concerns. While irrigation expenses are projected to increase, proactive adjustments have been implemented to mitigate their impact.

The primary financial focus for the current year is the reserve account, in anticipation of upcoming major renovation and capital reserve projects. We are still working through projected expenditures and forecasts for the project. Further details regarding these projects can be found in the General Manager's report.

**River Valley Ranch Master Association**  
**Profit & Loss Budget Performance**  
**March 2025**

	March	Budget	YTD Actual	YTD Budget	Annual Budget
<b>Income</b>					
Assessments - Operating	191,146	191,163	573,440	573,489	2,294,100
Homeowner Reimbursable Assessments	10,304	10,300	30,912	30,900	135,000
Memberships	5,266	5,000	15,346	15,000	82,500
Swim & Fitness	1,434	1,083	6,117	4,249	27,100
Tennis	3,950	5,000	3,950	5,000	207,000
Design Review Committee	15,051	9,600	27,826	28,800	115,000
Other Income	2,229	3,450	5,233	7,650	91,500
<b>Total Income</b>	<b>229,380</b>	<b>225,596</b>	<b>662,824</b>	<b>665,088</b>	<b>2,952,200</b>
<b>Cost of Goods Sold</b>					
Swim & Fitness	6,967	5,000	16,267	15,000	71,500
Tennis	0	0	0	0	170,200
Concessions	588	300	1,343	900	28,500
Credit Card Fees	717	500	2,283	1,500	20,000
<b>Total COGS</b>	<b>8,272</b>	<b>5,800</b>	<b>19,893</b>	<b>17,400</b>	<b>290,200</b>
<b>Gross Profit</b>	<b>221,108</b>	<b>219,796</b>	<b>642,931</b>	<b>647,688</b>	<b>2,662,000</b>
<b>Expense</b>					
Personnel	122,681	121,199	361,615	368,816	1,603,400
Grounds	4,381	7,050	18,077	23,550	374,000
Irrigation	19,319	16,650	43,087	34,950	124,800
Ranch House Expenses	8,316	12,768	38,586	37,888	153,300
Utilities	9,627	11,610	33,554	36,830	138,100
Administrative	11,593	11,031	39,117	36,191	130,200
Finance	183	200	739	700	7,500
Design Review Committee	1,312	4,000	10,081	12,000	46,000
RVR Community Expenses	3,905	5,725	10,724	12,375	84,700
<b>Total Expense</b>	<b>181,317</b>	<b>190,233</b>	<b>555,580</b>	<b>563,300</b>	<b>2,662,000</b>
<b>Net Operating Surplus / Deficit</b>	<b>39,791</b>	<b>29,563</b>	<b>87,351</b>	<b>84,388</b>	<b>0</b>

**RVRMA Reserve Activity**  
**March 2025**

	March	Budget	YTD Actual	YTD Budget	Annual Budget
<b>Reserve Income</b>					
Reserve Assessment Income	47,090	47,090	141,270	141,270	565,080
Investment Interest Income	16,746	15,000	49,610	45,000	120,000
<b>Total Reserve Income</b>	<b>63,836</b>	<b>62,090</b>	<b>190,880</b>	<b>186,270</b>	<b>685,080</b>

	Capitla Reserve	Special Assess.	Total RVRMA
<b>Reserve Balance March 1</b>	<b>3,078,660</b>	<b>2,869,815</b>	<b>5,948,475</b>
Income - Reserve Dues & Interest	63,836	0	63,836
Spending	(28,674)	(62,260)	(90,934)
<b>Reserve Balance March 28</b>	<b>3,113,822</b>	<b>2,807,555</b>	<b>5,921,377</b>

## River Valley Ranch Master Association

### Public - Balance Sheet

As of March 31, 2025

#### ASSETS

##### Current Assets

##### Checking/Savings

Wells Fargo Operating 272,814

Investment Accounts 5,822,964

Total Checking/Savings 6,095,778

##### Accounts Receivable

Special Assessments A/R 1,111,306

HOA Dues A/R 1,400

Miscellaneous A/R 0

Total Accounts Receivable 1,112,706

##### Other Current Assets

Undeposited Funds 1,970

Interest Receivable 36,376

Prepaid Expenses 81,030

Inventory 5,235

Total Other Current Assets 124,611

Total Current Assets 7,333,095

Fixed Assets 604,339

**TOTAL ASSETS 7,937,434**

#### LIABILITIES & EQUITY

##### Liabilities

##### Current Liabilities

##### Accounts Payable

Accounts Payable - Vendors 121,483

Accounts Payable - Payroll 51,066

Accounts Payable - Payroll Tax 4,637

Accounts Payable - P&D Deposits 903,740

Total Accounts Payable 1,080,926

##### Credit Cards

Wells Fargo Credit Card 2,989

Total Credit Cards 2,989

##### Other Current Liabilities

Interest Payable - P&D Deposits 14,036

Prepaid HOA Dues 40,410

Prepaid Income - DRC Fees 46,636

Prepaid Income - Tennis 12,850

Sales Tax Payable 159

AVLT Payable 0

Payroll Liabilities 4,615

Total Other Current Liabilities 118,706

Total Current Liabilities 1,202,621

**Total Liabilities 1,202,621**

##### Equity

Reserves (RVRMA, OT, TS) 6,028,305

Prior Operating Fund 1,058,167

Transfers to from Reserves (604,204)

Retained Earnings 154,302

Net Income 98,243

**Total Equity 6,734,813**

Rounding 0

**TOTAL LIABILITIES & EQUITY 7,937,434**

Dear Board Members,

I am pleased to provide an update on the recent grounds and facilities activities at River Valley Ranch.

**Website:** Please reference the landscape tab on the website for important dates and information.

**Irrigation:** We are currently flushing and pressurizing mainlines throughout the community; all lines are pressurized minus Heritage as we are waiting on a part to arrive. I recommend delaying full scheduled watering until the beginning of May, watering 3 days a week should be sufficient in the springtime. When summer hits I recommend bumping up to an even or odd-day schedule. These watering methods promote root growth, prevent soil leaching, and save water! I'm always happy to help homeowners customize their irrigation controllers for optimum watering practices.

**Aeration and Fertilization** will be completed by Friday the 18th to all common areas and the Settlement and Old Town neighborhoods.

**Weed Spraying Schedule:** Spring Turf May 5-9, Vacant Lots June 16-20 (one day), Summer Turf August 18-22

**Mowing:** Regular mowing is scheduled to begin on Monday, May 12th.

**Tennis Courts:** Tennis court number 2 is open. We are currently rolling courts 3 and 4 and hope to have them both operational ASAP.

**EAB:** We have successfully removed over 20 Ash trees as part of phase one of our EAB treatment plan as set forth by the town of Carbondale arborist.

Travis Green

Landscape and Facilities Superintendent

## **Ranch House Renovation Updates**

**April 23, 2025**

The CD (construction Documents) phase of the design is set to wrap up on the Friday prior to this board meeting (after finalization of this document). The CD set will be used to establish a final pricing round from the contractor (RA Nelson). As has been noted in the past, this pricing would be the basis for contract negotiations establishing a GMP (guaranteed maximum price).

The estimated costs up until now have been over budget. This is largely due to the reserve portions of the project. As a reminder to the community, the Special Assessment was based upon segments of the renovation as outlined when voting on the long-range plan. In addition to those items, we have a great deal of deferred maintenance as outlined within the Reserve study. Those reserve study components are amongst the most expensive items that the project entails. At this time, approximately 82% of the project overage is attributed to reserve items. Reserve items largely consist of the pool deck/pool related areas and roofing, though they also include some items such as misc. window replacements. You can refer to the Dec. 11<sup>th</sup> update below for an image that breaks down items attributed to reserves.

As we have discussed in the past, we have reconstructed our entire reserve study and we believe that the plan is achievable under current pricing estimates, keeping year end reserve balances above a margin that we feel is safe for the community (over \$1M in reserves at the end of each year).

As the CD set is released, we are mindful of the current economic situation, most particularly, the potential for tariff related inflation that could come to bear as RAN completes their final pricing round. That said, we do have a \$500,000 contingency built into our numbers. That \$500,000 is in addition to RAN's contingency which is 5% of the overall project costs. As we await the final pricing, we are optimistic.

The project phasing plan that I introduced in the March meeting will be memorialized in this upcoming CD set. As noted previously, that plan would aim to accomplish the outdoor pool and pool deck work + the east addition to the Ranch House beginning in the Fall of 2025 (after the summer pool season comes to a close). That work would conclude prior to Memorial Day 2026. We aim to close facilities only as necessary and, while we have not finalized construction schedules, we have always discussed phasing that project to best minimize impacts to the lap lanes.

Phase One 9/2025 to 5/2026:

- New pool deck
- New plaster on all bodies of water
- New tilework (mostly the tile just above the waterline) but also tilework on the bottom of lap lanes
- 2 new large built-in umbrellas in addition to the two that already remain
- New pool furniture

- Miscellaneous landscape work needed after demo-install.
- The east addition: this will consist of 2 family changing rooms (full shower and toilet facilities), one new office, a small storage space and a large covered patio under the roofline for community usage. It will also include a small bathroom that would function in the same manner as the current bathroom near the front desk.
  - The current office near the locker rooms would become flex space. It's usage is TBD.
- Shade structure over the existing kid's playground

Phase Two of the project (9/2026 to 5/2027) would accomplish all additional items in the Ranch House Renovation Plan, inclusive of the items below. As above, this is not an exhaustive list but this is the same plan that has been shared from the beginning of the community vote for the project:

- Expanded mailroom (mailroom is staying in the current location but square footage will be expanded in the manner as noted in the March update and the images below).
- The bar will receive new countertops and new equipment to make it more ergonomic. The front of the bar will also receive an update to reflect aesthetic changes made by designers.
- The Coffee Area will be renovated
- The current restroom off of the front desk will be converted to a back of the house area for food storage/refrigeration, with a utility sink and hand washing sink.
- Full locker room re-model.
- New FF&E throughout (furniture, fixtures and equipment).
- RH floors to be sanded and refinished
- New paint throughout
- New front desk (it was more cost effective to replace the existing desk vs. remodeling it to match other interior improvements).

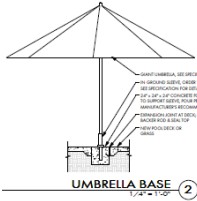
While we don't have the finalized CD (construction documents) set, I wanted to include some images provided by Land and Shelter (Architect) as a sneak peak. This gives more of an idea of what the next rendition of the East Addition will look like. It differs slightly from the previous sketch shared in this document. As noted above, an open patio concept has been added in lieu of a larger storage area. This slightly reduces costs, while also giving a covered patio for the community to enjoy. I have also included a sketch of the pool deck showing the proposed locations of additional shade structures. You will see those areas shaded in yellow.

NO.	DATE	DESCRIPTION
1	01/15/2023	FOR REVIEW OF PERMITS
2	02/15/2023	FOR REVIEW OF PERMITS
3	03/15/2023	FOR REVIEW OF PERMITS
4	04/15/2023	FOR REVIEW OF PERMITS



**NOTICE TO CONTRACTORS**  
This set of drawings is to be used for the construction of the project. It is the responsibility of the contractor to verify all dimensions and conditions on site before construction begins. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for protecting all existing utilities and structures on the site. The contractor shall be responsible for maintaining access to all adjacent properties and public roads. The contractor shall be responsible for restoring the site to its original condition or better after construction is complete. The contractor shall be responsible for all safety and health matters on the site. The contractor shall be responsible for all environmental matters on the site. The contractor shall be responsible for all quality control matters on the site. The contractor shall be responsible for all record keeping matters on the site. The contractor shall be responsible for all communication matters on the site. The contractor shall be responsible for all coordination matters on the site. The contractor shall be responsible for all scheduling matters on the site. The contractor shall be responsible for all cost matters on the site. The contractor shall be responsible for all risk matters on the site. The contractor shall be responsible for all liability matters on the site. The contractor shall be responsible for all insurance matters on the site. The contractor shall be responsible for all bonding matters on the site. The contractor shall be responsible for all surety matters on the site. The contractor shall be responsible for all performance matters on the site. The contractor shall be responsible for all completion matters on the site. The contractor shall be responsible for all final matters on the site. The contractor shall be responsible for all closing matters on the site. The contractor shall be responsible for all final matters on the site. The contractor shall be responsible for all closing matters on the site.

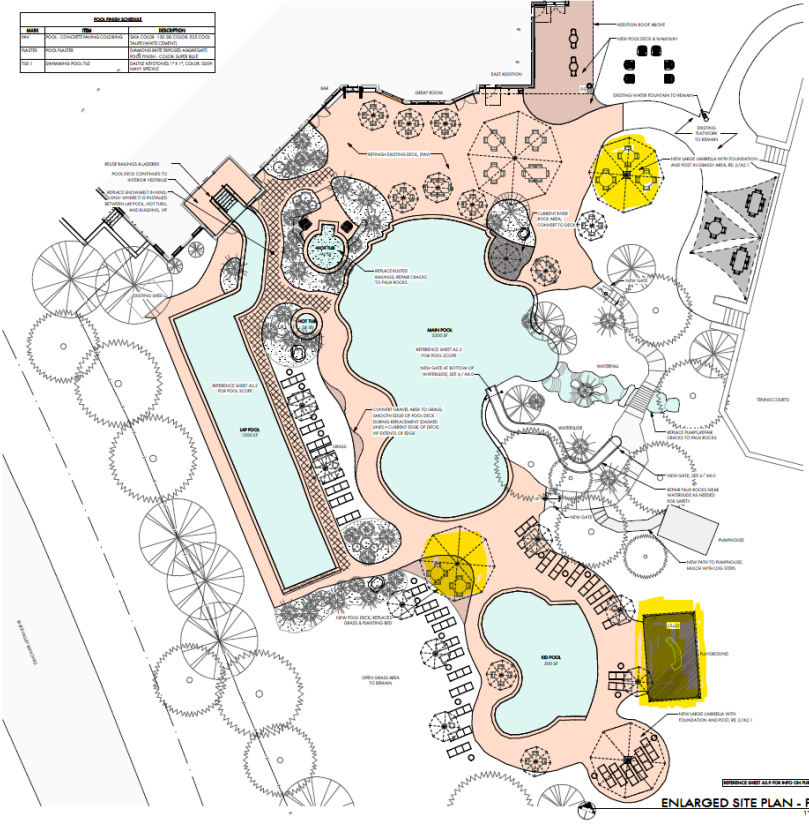
CD PERMIT SET  
APRIL 18, 2023  
Elevation  
△



**ALL**

---	PROPERTY LINE
- - -	SETBACK
---	EXISTING DRIVE TO BE MAINTAINED
---	NEW DRIVE
---	NEW DRIVE
---	EXISTING DRIVE TO BE MAINTAINED
---	NEW DRIVE
---	NEW DRIVE
---	EXISTING DRIVE TO BE MAINTAINED
---	NEW DRIVE
---	NEW DRIVE

TOTAL AREA: 10,000 SQ FT



RIVER VALLEY RANCH  
FACILITIES IMPROVEMENTS  
CD PERMIT SET

NOT FOR CONSTRUCTION

Job Site:  
444 River Valley Ranch Rd  
Colorado, CO 81623

ENLARGED SITE PLAN - POOL  
Sheet Number:  
**A2.1**

ENLARGED SITE PLAN - POOL  
1" = 10'-0"



SWIMMING ADDITION FROM POOL AREA 3D 3



SWIMMING ADDITION FROM PARKING LOT 3D 2





MAIL FROM BIKE PARKING 3D (3)



MAIL FROM ENTRY 3D (2)



## **Ranch House Renovation Updates**

**March 26, 2025**

We continue to work through financials surrounding the renovation project. We are currently working through the CD phase (construction documents). At this stage the majority of the financial analysis revolves around the potential phasing of the overall project.

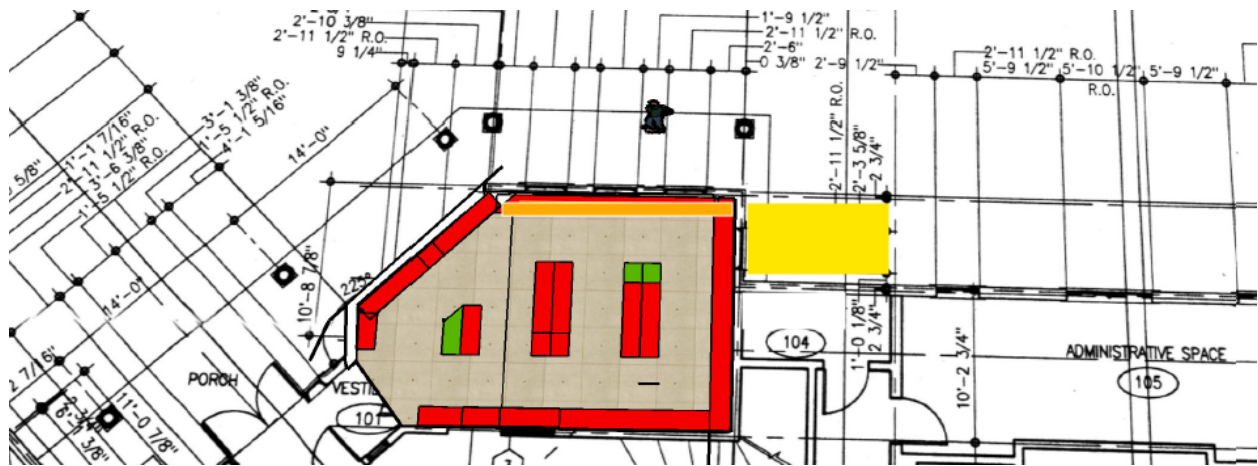
Phasing the project over 2 seasons is being discussed. This would mean that one portion of the construction would take place spanning between Labor Day and Memorial Day 2025/2026. Another phase could then take place between Labor Day and Memorial Day 2026/2027. The potential benefits of phasing are being entertained largely for 2 reasons: 1) financial and 2) risk management. I'd like to note here, that no final decisions have been made as of yet.

From a financial perspective, phasing would allow our reserve balance to replenish between 2 waves of construction. This would allow our balance to be at a higher level throughout the process despite resulting in an overall larger price tag. Here it should be noted that depleted balances in any association's reserve brings risk. Unforeseen circumstances can always arise. As we make these financial decisions, we are acting very conservatively to ensure that our reserve projections keep the community safeguarded. As has been noted in the past, we have manually "re-built" our reserve study over the past several months. In our latest version we analyzed this from a month-by-month perspective vs. previous renditions that looked at reserve balances from an annualized perspective. We have also further engaged Todd Richmond (who acts as Board Treasurer along with Carl Hostetter). While we have not arrived at a suggested path forward concerning the overall project timeline, we have made great strides, and we feel that we are in a good place. We believe that we've taken all variables into consideration. We can now plug different scenarios into our spreadsheets, giving us detailed data on how those decisions might impact our reserves into the future. Concerning value engineering (VE), the plan is currently being drawn roughly as has been shared in the past. VE, is a process that has limited yields, and while there are miscellaneous items that could be (and have been) eliminated from the plan, the overall impact on our reserve balances over time is often of limited impact. I will elaborate more on this later.

From a risk management perspective, phasing the project is beneficial because it allows us to execute a smaller scope of work in each Fall/Winter/Spring, reducing the risk that project delays will extend into higher volume summer months.

Furthermore, a phased approach also reduces the risk that unforeseen circumstances could drive costs up. While we are working toward establishing a GMP (Guaranteed Max Price), there are still many variables that can drive costs up once a project is underway. These variables generally arise in a way that can't be predicted. Taking a phased approach could afford us the opportunity to change strategies after the completion of the first phase if necessary.

The most significant area of VE that has made its way into the drawings concerns the mail room. If you look back through this document, you will see the schematics of the mailroom as had previously been drawn. More recent drawings achieve added square footage in the mailroom in a way that reduces projected costs. The bump out that previously extended down the NW side of the building (see the yellow square in the below sketch) has been eliminated. The wall facing the bike parking is drawn below in its current location (note the orange line below). The primary change to the walls of the mailroom can be seen on the left side of the below drawing. By extending that wall at an angle, we can achieve more square footage at a greatly reduced cost. Here, its important to note that gas lines currently exist in the area colored yellow below. This design could keep those lines in place, further reducing costs.



## **Ranch House Renovation Updates**

**February 26, 2025**

We will be receiving data from the second pricing round (from RA Nelson) by Friday 2/21. Once we have that pricing we will internally crunch numbers during the week of the board meeting. We have a planned meeting with our Architect and GC on the week following the board meeting. Our path forward will be determined by that pricing.

Once we process that information and revise plans as needed, we will be entering the Construction Documents Phase (CD). During that stage we will work toward a guaranteed maximum price with RA Nelson and pursue contract completion. Concerning our contract with Land + Shelter, we submitted changes to our latest draft in coordination with our legal team. We met with L+S to discuss their comments. We have agreed on a path forward and should be signing a contract soon. We are using an AIA contract (B-133) with inserted language from our attorney.

## **Ranch House Renovation Updates**

**January 22, 2025**

We have entered the Design Development phase (DD), with a full DD set to be released on Friday 1/17/25. That plan will be used by RA Nelson as they complete another pricing round. This pricing round should be exhaustive (3 to 4 weeks), allowing us to make final decisions to the scope based upon where we stand with our budget.

We held a working session with the RVRMA BOD in late December to discuss details, ensuring that they were versed in project specifics. We have also continued to work on projected financials, completing what is essentially a new reserve study that can give us a clearer picture of our reserve balances over time. We accomplished this by using a software tool (uPlanIt) that came with our last reserve study via Association Reserves. We also completed a spreadsheet that mirrors the uPlanIt Tool, allowing us to change a myriad of details to project future outcomes. As an example, we can change the expected rate of return on our reserve investments in the future, change future funding, and change future expected expenditures to see what implications it might have on reserve balances in years to come. In doing this, we can have more confidence that our reserve balances are sufficient to avoid risks as we move deeper into the contracting phases with RA Nelson.

Concerning the contracting, RA Nelson is currently working under a \$35K maximum pre-construction agreement, upon which we will develop a Guaranteed Maximum Price (GMP). We will not sign a construction contract until we have an agreed upon GMP, with a full list of dated documents upon which sub-contractor bids and all GC costs are based. We are working with our lawyers (a construction law expert) to review all contract language for both the RA Nelson Contract as well as our contract with Land + Shelter. Again, I would like to offer thanks to Marc Margulies for his expertise and assistance through this process.

As we forge through these phases and await another round of pricing we hope to have more detailed designs to share (please see the Dec. 11<sup>th</sup> report below for more details on design).

On a related note, we are beginning preventive maintenance measures on our boilers in an effort to ensure that they can extend their useful life for around 6 more years. We are replacing ignition modules and collecting quotes for other proactive measures to better ensure that they will function until replacement.

## **December 11, 2024**

We held a meeting with the Design Advisory Group (DAG) on December 3<sup>rd</sup> to discuss Schematic Design (SD) prior to entering the Design Development (DD) phase.

We received preliminary pricing from RA Nelson (RAN) on November 15<sup>th</sup>. That pricing caused us to request updates to SD pricing to evaluate alterations to the scope being considered. During the meeting with the DAG we reviewed pricing and made recommendations for drawings that would bring us into Design Development. We continue to work with financials to ensure that we have a full understanding of all costs. To be clear, the design is still in flux and future pricing rounds will allow us to make adjustments as we fine tune details.

From the perspective of the “special assessment portion” of the project, the current design shows us nearly flat with our budget, though as noted earlier this pricing and scope is still very much subject to change.

From the perspective of the reserve portion of the project, we asked the General Contractor (GC) to entertain additional preliminary bids for work on the pool deck/pool plastering, etc. We are awaiting those new estimates to gain confidence in preliminary pricing estimates. Here it should be noted that we are not soliciting bids from sub-contractors at this stage of design. Pricing estimates are being obtained to ensure that we have dependable estimates to guide design decisions.

At this stage, we plan to perform needed maintenance/replacement for all reserve items that were discussed during the course of the Long-Range Planning Committee’s (LRPC) work. A short list of those items include: maintenance building replacement, pool deck replacement, partial window replacements, roof replacement, resurfacing all bodies of water, replace coping and tile work in pools, etc. These are some of the most expensive items to accomplish, particularly those related to the pools/pool decking. Preliminary cost estimates from a local contractor on these items came in high—hence our investigation into alternative preliminary price estimations. There are many other extraneous reserve items that are in our reserve study such as boiler replacement or augmentations to our HVAC system. At this time, we are reviewing all pricing and performing due diligence (as noted in my previous report) to guide a path forward.

Since my last report in November, we have had our boilers inspected and they have received an overall clean bill of health, though there are components that will always be subject to unexpected failure. As we had this work done, we had discussions about maintenance priorities should we retain the current boilers for a longer period of time. Boilers and HVAC work may be part of a longer strategy of planned replacement given the large-scale expense and the anticipated additional life that current components seem to have. Solar is also a consideration, we are obtaining price estimates and ROI projections.

We hope to have a design set to share soon, but I will share some more specific design details of the mailroom, as it’s overall design and dimensions seem to be more stable at this time. I will also elaborate a bit more on the overall design concepts.

### Overall Design:

At this time, the current design is quite similar to what the LRPC recommended. The bar is planned to undergo a full refresh with new equipment, barstools a new bar top, keeping its current rough dimensions. A window will be added, creating a pool view and letting light into the reception area. The front desk will likely be replaced to be more ergonomic and space efficient. Lighting fixtures will be upgraded throughout the main level with all new furniture. The current restroom behind the front desk will be repurposed for refrigeration and dry storage with a utility sink. We will also be adding new modern water fountains that allow water bottles to be refilled. All of this is roughly in keeping with the concepts shared with the community. This is by no means a comprehensive list, but we will share more in the coming months.

The east addition on the other side of the great room fireplace has been drawn slightly larger than what the LRPC had envisioned, adding a storage area and an office area (likely used by the tennis pro). This design was entertained by the DAG under the assumption that added square footage here might be of little cost. It was drawn by the architects to understand if it would be advantageous from a cost perspective. It would eliminate the need for any renovations to the tennis shed (Cristina's office) and storage could be used just off of the Great Room. As we move through design stages, we will need to weigh the usefulness of this space with financial realities. That said, if it is not vetted, we can't make informed decisions.



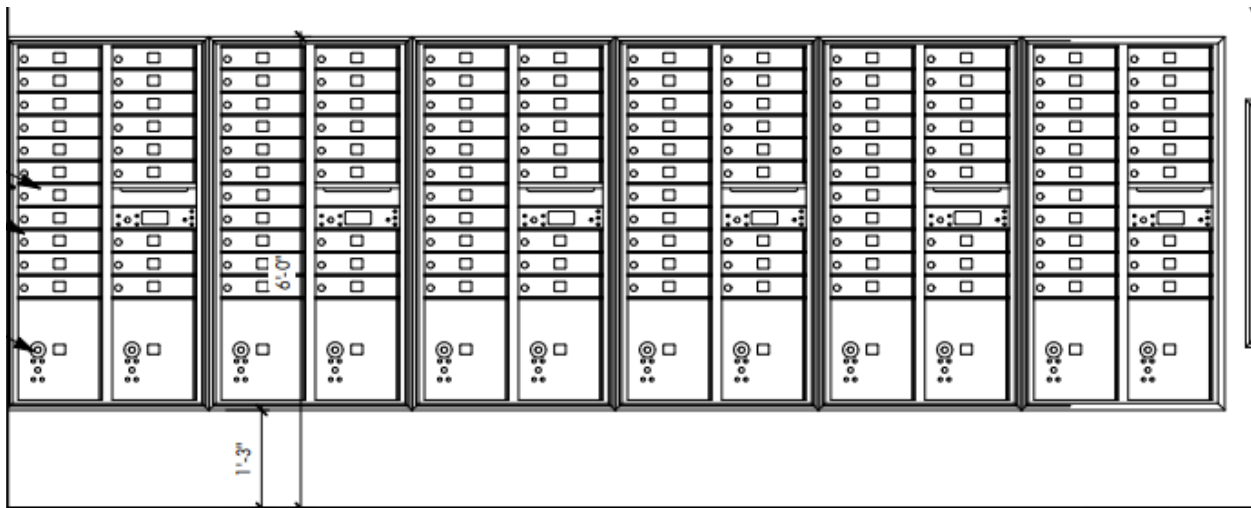
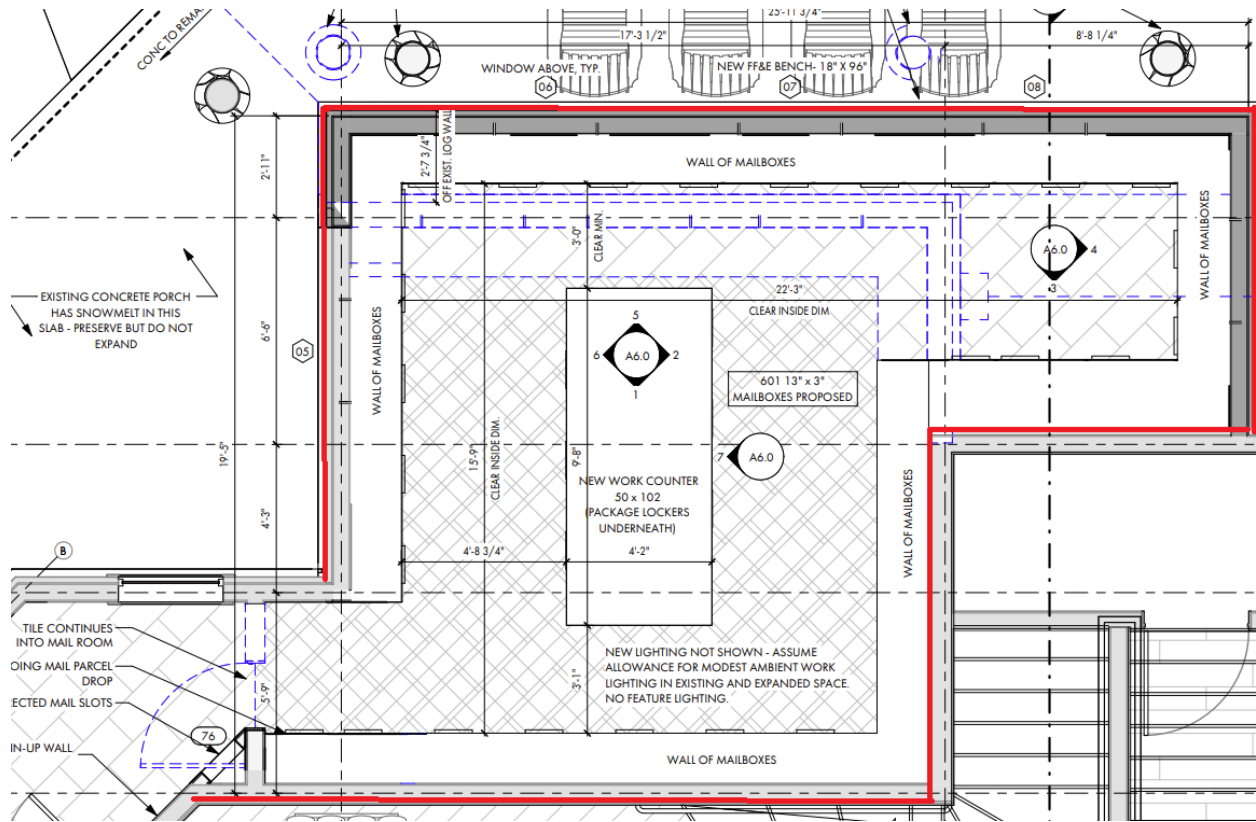
VIEW AT EAST SIDE ADDITION

In terms of the locker room renovation, that scope is still evolving but we do hope to re-tile showers and steam rooms, upgrade all plumbing fixtures and sinks, install all new countertops, paint lockers and add programmable 4-digit locks. The bathroom stalls are also planned to be upgraded with all urinals and toilets to be replaced. Of course we will also repaint to an alternative color scheme.

As noted previously, the plan for the mailroom seems to be more stable. This area is planned to move forward with some small modifications (slightly different than the Long-Range Plan in terms of its shape and design). The photos below illustrate its shape and form, which is more in keeping with the architecture of the existing building. This design allows the expansion to retain its current shed roof form bringing the addition further to the east, creating the shape you see outlined in red below. The current internal door to the mailroom will likely be eliminated to produce additional space and a more open feel (this door is never closed, there is no operational need for it). You may notice that the window below with red dots has slightly changed. This window is in the staircase leading to the boardroom. Under the plan the window transom will remain, but the shed roof form will continue across the current window.

This design would facilitate new mailboxes that are recommended by the USPS and it would allow nearly double the number of parcel lockers (see illustration below). The existing island will also be substantially larger.





From the special assessment side of the remodel, pricing came back roughly in line with expectations, largely thanks to an aggressive contingency that was added to the plan. There is still much work to be done to refine the scope while ensuring that the project comes in on budget. We are in the contractual stages, formulating a contract with the GC that includes a Guaranteed maximum price.

The details of the renovation are in flux, but it is exciting to see things coming together. Preliminary pricing did cause us to reconsider some items, but the majority of cost overruns seem to center on reserve items. As discussed, we need to obtain more information on pricing before navigating forward. That said, the items outlined in the original LRP are a priority to accomplish (see screenshot below).

**Improvements not in the plan to be funded from Reserves**

The site plan shows several buildings and pools. Callouts with photos and costs are as follows:

- Maint. Bldg. Rplacement: \$100,000 (Photo of a wooden maintenance building)
- Tennis Shop Refurbish: \$25,000 (Photo of a small wooden building)
- Pool Decking Replacement: \$452,500 (Photo of pool deck)
- Main & Lap Pool Resurface: \$300,000 (Two photos of pool surfaces)
- Spa Resurface: \$50,000 (Photo of a spa)
- Windows Replacement: \$150,000 (Partial) (Photo of windows)
- Roof Replacement: \$202,730 (Photo of a roof)

**Note**  
Cost estimates from Association Reserves Study (May 19, 2023)

RIVER VALLEY RANCH

### **Previous Report from 11/13/2024**

Given that our last board meeting occurred in late October, there are no significant updates. We have been working to ensure that details have been considered to get the most accurate preliminary pricing from RA Nelson.

As we receive that pricing, we will be in a better position to consider a path forward as we progress through the design process. We are also continuing a due diligence process with an HVAC contractor. Conversations related to HVAC are related to reserve expenditures, as opposed to items related to the Special Assessment portion of the project.

As we receive pricing, we want an estimated idea of what an overhaul of the current heating/cooling system of the Ranch House might cost. Our boilers are original to the building. Those boilers ultimately serve to heat the Ranch House and they also have a role in heating the pool via dedicated heat exchangers. The specific projects that we want preliminary cost estimates related to these mechanicals are:

- 1) A full replacement of our cast iron boilers, replacing them with high efficiency boilers
- 2) Transitioning our HVAC system to a variable air volume (VAV) system.
  - a. Our current system uses constant velocity, meaning that air is always circulating (the vents are always blowing air). This system utilizes an ERV (energy recovery Ventilator) which reduces the workload of the air conditioning units.
  - b. While constant velocity is not as efficient as a VAV system would be, it does allow for maximum air exchange in the building, which is useful in a health club setting.

We have an appointment set to have the current boilers inspected. Our HVAC maintenance purveyor will be physically inspecting the inside of the boilers. We hope that this will give us the most accurate indication of remaining useful life.

Boiler upgrades and VAV would have ROI, but they are some of the most expensive items addressed on our reserve study. While they are due for replacement, with funding via our reserve study, there could be enormous cost savings from delaying that project if the current units have a clean bill of health.

The due diligence that we are doing concerning our HVAC system is a good way to understand where we stand on the overall planning for the renovation at this time. The current schematic design sets have been crafted to ensure that we receive pricing, giving us enough information to forge a path forward.

I should also note that due diligence is also being conducted to understand the costs related to solar as we consider the roofing project at the Ranch House.

## **Previous Report from 10/24/2024**

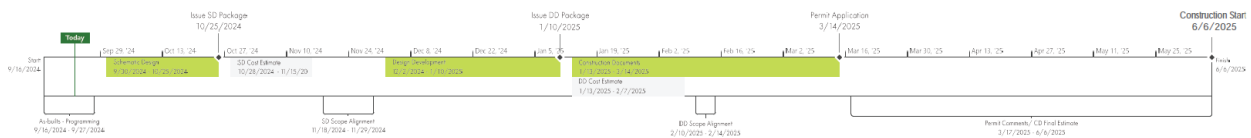
The update that was included in September's Board Report appears below this update. For anyone who is not familiar with what was discussed at the September Board meeting, please refer to that report.

Since that time, a meeting was held with the GC, Architect, and RVR Design Advisory Group (DAG) to discuss early stages of Schematic Design. The conversation largely centered on specific plans for the added square footage to the east of the Great Room, along with specific ideas for a restructuring of the current bar. We also walked the locker rooms to discuss the remodel scope that might be included in the Schematic Design for subsequent pricing. This meeting was helpful to guide us toward a preliminary Schematic Design.

The timeline for design phases is included below, though it might require you to zoom in on the PDF file to read. We hope to conclude SD and have cost estimates provided by the GC by 11/15. This will give us a better understanding of overall costs for both the special assessment portion of the project as well as the portion that would be funded by existing reserves.

As has been discussed previously, from an accounting perspective, we are tracking costs for the reserve portion vs. the assessed portion of the project separately.

Concerning Engineering: Sopris Engineering has been working on a site survey and Bighorn Engineering will soon be engaged to review M&E. A meeting was also held to walk mechanicals with the vendor who maintains our boilers/HVAC, to better understand the current systems.



*Previous Report from 9/25/2024*

During the annual meeting I covered this topic in more detail. This document will further discuss processes that have unfolded since that time.

As noted in that meeting, we have selected RA Nelson (RAN) as a General Contractor. We ultimately decided on them after pursuing 2 other alternatives. RAN offered the best pricing structure via their RFP. They also provided references alongside comparative projects that were very similar in size and scope to our renovations at the Ranch House, inclusive of work on pools/community centers. The references provided were also outstanding. RAN had pre-existing knowledge of our project, having volunteered to assist us during the Long-Range Planning Committee's OPC (opinion of probable cost) phase with the McMahon Group. In this way, they fully understood what we were hoping to accomplish at the Ranch House.

Since that time, we have also selected an Architectural firm. After interviewing other architects, we ultimately decided to work with Land + Shelter (L+S), led by Andrea Korber. L+S is a well-known local architecture and planning firm. 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.

While we have made commitments to both L + S and RAN, our current obligations do not yet extend to the full scope of the renovation project. As we begin the Schematic Design (SD) process, we are working toward a full contract with both firms. As this SD phase comes to a close, we will work with RA Nelson for a preliminary pricing round. That will give us a more detailed idea of costs allocated to specific portions of the scope.

Up to this stage, our internal team has largely consisted of a working group, which is growing over time. I'd like to thank the following homeowners for providing their expertise to consult on the project. As we move through the SD phase, this group will serve a more formal role as a Design Review Team.

- Ashley Lynch (GM)
- Carl Hostetter (Co-Treasurer of the RVRMA Board)
- Marc Margulies (Boundary homeowner and retired Architect & Owners Rep)
- Rob Morey (Owners Rep, Old Town Homeowner)
- Zach Smith (RVR Custom Homes owner, Builder)
- Elizabeth Lozner (Caryatid Structural Engineering, RVR Homeowner)
- Jennifer Dicuollo (DRC Committee Member, Landscape Architect)

The timeline of the project will become clearer as we march through the planning stages, but we hope to accomplish the bulk of project from Labor Day 2025 to Memorial Day 2026. The Architectural phases of the plan leading up to the construction documents and construction administration phases will take some time to complete.

This puts us on track to accomplish the bulk of the improvements in 2025/2026. As a reminder to the community, the full plan, inclusive of financial data, remains available on the RVRMA website. You will find it on the top of the homepage. In that PDF, you will find a detailed accounting of expenditures, projecting those to happen in 2025/2026.

As we move deeper into the planning stages, more comprehensive cost estimates will be forthcoming.

It should be noted that the top priorities for this project remain to be:

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

Ashley Lynch

GM RVRMA



## **RIVER VALLEY RANCH**

### **Executive Summary: Twenty Second Amendment to RVR Master Design Guidelines**

#### **Purpose and Intent**

The Twenty-Second Amendment to the River Valley Ranch Master Design Guidelines seeks to update the design guidelines to prioritize fire safety and water conservation. It removes obsolete and unnecessary design restrictions that were put in place 25 years ago by the original developer of RVR, and that the RVR Board believes unfairly limit RVR homeowner's rights to improve and enhance their property values. These changes are modest in nature and seek to preserve the community's aesthetic appeal and existing ranch architectural style. This Amendment is the culmination of nearly a year of dedicated effort which included outreach and input from local architects and builders who have completed the design and build process in the community.

#### **Key Changes**

##### **Fire Safety Measures**

- Mandates Class A fire-resistant roofing materials
- Prohibits cedar shake shingles (as RVRMA transitions away from the cedar shake material, all new projects will be prohibited from installing this flammable material).
- Allows metal roofs to cover up to 100% of roof area (previously limited)
- Encourages non-combustible materials for garage doors, decks, balconies, and fences
- Discourages combustible mulch adjacent to homes
- Removes evergreen tree requirement

##### **Water Conservation**

- Promotes drought-tolerant landscaping
- Deletes language to imply sod is in any way required
- Allows homeowners to further reduce their tree counts beyond the minimum requirement at the discretion of the DRC (qualitative planting not quantitative will be a priority).
- Gravel/stone ground cover remains a priority for low water landscape technique

##### **Design Elements**

- Relaxes the "three distinct masses" building requirement
- Allows for flat roofs as secondary elements
- Relaxes restrictions on roof overhangs, window types, and cantilevers

- Removes window recessing requirements
- Removes window mullion requirement
- Allows sliding windows and doors (previously prohibited)
- Permits double-wide garage doors without visual separation

### **Material Requirements**

- Removes percentage limitations on stucco and metal siding
- Eliminates requirement for lintels and sills at door/window in stone openings
- Allows more flexibility in retaining wall materials, including board-form concrete

### **Process Improvements**

- Clarifies DRC's authority to evaluate proposals on a case-by-case basis
- Simplifies coordination process for irrigation sleeves

### **Benefits to Homeowners**

- **Greater Design Freedom:**  
By reducing overly prescriptive requirements, homeowners and designers can tailor projects to modern needs without straying from the community's visual identity.
- **Enhanced Safety and Sustainability:**  
The focus on fire safety and water conservation ensures that homes are better equipped to handle environmental challenges while preserving property values.
- **Clearer Guidelines:**  
Streamlined language and updated review processes are intended to reduce ambiguities, making it easier for homeowners to understand and comply with the guidelines.

The changes in this Amendment emphasize fire-resistant design and water conservation practices in response to growing environmental concerns. The Twenty Second Amendment also represents a shift to remove obsolete design restrictions, often dating from 25 years ago, to allow homeowners more freedom to improve and enhance their property values, in both remodel projects and in new construction, while ensuring that traditional ranch house design vocabulary in our community is respected.

# **Twenty Second Amendment To the RVR Master Design Guidelines**

**Eighth Edition, Revised November 2017**

**DRAFT**

**The following Amendment, relevant to Sections: 4.1 Design Appropriate to the Site, 4.5 Building Height, 4.7 Building Mass and Form, 4.15 Other Design Features of Importance, 5.2 Roof Forms, 5.6 Roofing Materials, 5.7 Overhangs, 5.8 Pitches, 5.14 Gutters and Downspouts, 5.17 Cantilevers, 5.19 Exterior Wall Materials (Twentieth Amendment), 5.25 Stone Wainscoting, 5.27 Lintels, 5.28 Lintels and Sills, 5.29 Stucco (Eighteenth Amendment), 5.30 Metal Siding, 5.34 Arrangements, 5.35 Large Window Openings, 5.43 Prohibited Window Type, 5.45 - Garage Doors, 5.48 Balconies, 5.51 Exterior Stairs (Tenth Amendment), 5.63 Soffits, 5.66 Equipment Enclosed or Screened, 5.68 Site Utilities, 6.24 Side Yards, 6.25 Back Yards, 6.26 Quantities versus Lot Area (Fourteenth Amendment), 6.29 Planting Requirements in the Settlement (Fourteenth Amendment), 6.38 Sleeving, 6.46 Grading Requirements, 6.57.2 a. (Nineteenth Amendment), 6.57.4 Site Retaining Walls (Nineteenth Amendment), 6.61 Decks at Ground Level, 9.22 Irrigation Sleeves, Block F – Old Town, Section 3 - Neighborhoods: Special Requirements (Second Amendment), Appendix F, in the 2017 edition of the RVR Master Design Guidelines, was reviewed and unanimously approved by the RVR Design Review Committee on {Insert Date}.**

The RVR Design Review Committee at the direction of the RVRMA Executive Board has established the following document in an effort to remove barriers for residents related to both Firewise home design and drought tolerant landscape. The Twenty Second Amendment also serves to remove obsolete and outdated design restrictions, many dating from 25 years ago, which unnecessarily limit RVR homeowner's rights to improve and enhance their property values. This includes reasonable and modest changes, while continuing a larger theme of emphasizing the ranch house architectural design vocabulary in our community. The broader goal is to preserve the natural beauty of the mountain valley setting, ensuring harmonious residential design which protects and enhances property values.

RVRMA acknowledges the importance of fire-resistant design and water-wise practices, and it is the intention of this document to provide updates furthering the establishment of a fire safe and water conscious community. With these revisions to some of the prescriptive requirements in the guidelines, the Twenty Second Amendment to the RVR Master Design Guidelines shall grant the Design Review Committee broader capacity to approve design that allows fire defense, drought tolerant landscape, as well as removing obsolete and unnecessary restrictions on design.

Projects that demonstrate thoughtful high-quality design will be afforded greater flexibility. Compliance remains of the utmost importance and the understanding of a cooperative working relationship among all parties involved is paramount.

RVRMA encourages fire-resistive home design and construction to reduce the potential that your home could contribute to a wildfire. RVRMA asks that you keep fire dangers top-of-mind during your design process, seeking ways to reduce vulnerabilities to fire. Applicants can visit [rvrma.org](http://rvrma.org) for additional resources on wildfire risk reduction. RVR encourages consultation with Firewise professionals in order to ascertain strategies to mitigate risk. Landscape design should also respond to concerns of fire protection and the implementation of a defensible space surrounding the home is encouraged.

RVRMA also encourages water conservation practices and the use of drought tolerant landscape. Designs must be compatible with the overall aesthetic themes in the community. The DRC has broad latitude to dictate both qualitative and quantitative elements of landscape designs. Applicants are encouraged to seek out a design professional with expertise in this area.

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**CURRENT (to be deleted):**

**4.1 Design Appropriate to the Site:**

Buildings are to be designed such that they appear to fit into the site instead of just sitting on top of it. To accomplish this goal, buildings must follow topographic changes through the use of stepped floor level or details on the exterior of the home that give the appearance that the building steps up or down where appropriate. This is particularly important for the hillside lots along the South and West perimeter of the property. While it is required that building masses follow natural site contours, nothing in these guidelines shall prohibit a single floor level, provided that the building height, massing and grading guidelines are met. The DRC may require, in such a case, that the exterior detailing of the building reflect changes in contour through change in siding materials and details.

**UPDATED AMENDMENT:**

**4.1 Design Appropriate to the Site:**

Buildings must follow topographic changes through the use of stepped floor level or details on the exterior of the home that give the appearance that the building steps up or down where appropriate. This is particularly important for the hillside lots along the South and West perimeter of the property. While it is required that building masses follow natural site contours, nothing in these guidelines shall prohibit a single floor level, provided that the building height, massing and grading guidelines are met. The DRC may require, in such a case, that the exterior detailing of the building reflect changes in contour through change in siding materials and details.

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**CURRENT (to be deleted):**

**4.5 Building Height:**

Generally the maximum height limit established by Town of Carbondale Zoning Regulations is 27 feet to the mid-point of the roofs pitch measured from a fixed point such as the street in front of the home , sufficient for a two story building with pitched roof, specific requirements of the Town should be obtained by individual homesite owner.

**UPDATED AMENDMENT:**

**4.5 Building Height:**

The maximum height limit for homes is established and covered by the Town of Carbondale Zoning Regulations. Specific requirements of the Town should be obtained by the individual homesite Owner.

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**CURRENT (to be deleted):**

**4.7 Building Mass and Form:**

Buildings must be residential in scale and preferably asymmetrical in form. Exterior volumes should express the nature and organization of interior spaces to provide articulation of walls and roofs. In order to guarantee the articulation of multiple masses within each building, a minimum of at least three distinct masses are required on each home. Building elements such as walls and roofs and roof ridges cannot have an unbroken horizontal length greater than 30 feet not including distance required for roof overhangs. Exterior elevations may not exceed two-stories in height without some form of setback or other architectural elements that create visual relief. Similarly, elements that create long horizontal banding such as unbroken wainscots are not permitted.

**UPDATED AMENDMENT:**

**4.7 Building Mass and Form:**

Buildings must be residential in scale and preferably asymmetrical in form. Exterior volumes should express the nature and organization of interior spaces to provide articulation of walls and roofs. The DRC may consider allowing less than 3 masses in unique circumstances as long as the architecture meets the intent of the guidelines. Exterior elevations may not exceed two-stories in height without some form of setback or other architectural elements that create visual relief. Similarly, elements that create long horizontal banding such as unbroken wainscots are not permitted. Building elements such as walls, roofs, and ridgelines should not have excessive horizontal lengths.

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**CURRENT:****4.15 Other Design Features of Importance:**

- Typical ranch house detail like covered porches expansive stone chimneys and strong structural expression.
- Houses designed to optimize views and utilize natural features found on-site.
- An architectural vocabulary that emphasizes a ranch house heritage.
- In the custom homesite neighborhoods at River Valley Ranch: the intent is to create a sense of spaciousness and of living close to the land in a place where the natural environment dominates the scene.
- Trees in natural looking clusters; riparian forms along the drainage ways and water's edges; windbreak forms around houses or groups of houses and groves at "landmark" locations such as intersections and entries.
- Exterior surface that harmonize with the natural landscape as well as provide an outer skin that will withstand the climate extremes.
- Windows deeply recessed to give an appearance of substantial wall thickness strength and durability.
- Natural and stained, rather than painted finishes.
- Unfenced front yard.
- Residences which are environmentally friendly and comply with the Town of Carbondale

**UPDATED AMENDMENT:****4.15 Other Design Features of Importance:**

The 7th bullet point which reads: "Windows deeply recessed to give an appearance of substantial wall thickness strength and durability" shall be deleted.

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**CURRENT (to be deleted):****5.2 Roof Forms:**

A simple pattern of primary and secondary roof forms relatively steep pitches dormer and a limited palette of materials and colors are the primary characteristics of acceptable roof forms. Gable roof forms are to be primary elements in the design. Hip roof forms with dormers and limited shed roofs are to be used as secondary elements in the design. Large unbroken expanses of single pitched roof, flat and mansard roof forms are prohibited.

**UPDATED AMENDMENT:****5.2 Roof Forms:**

A simple pattern of primary and secondary roof forms relatively steep pitches dormer and a

limited palette of materials and colors are the primary characteristics of acceptable roof forms. Gable roof forms are to be primary elements in the design. Hip roof forms with dormers and limited shed or flat roofs are to be used as secondary elements in the design. Mansard roofs are prohibited.

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**CURRENT (to be deleted):**

**5.6 Roofing Materials**

In general, roofing materials are to be non-reflective textured and a variegated dark color. Unit roofing materials such as wood shakes or shingles that meet all applicable fire retarding standards. Composite thick butt architectural grade asphalt shingles are all encouraged. standing seam metal roofs and oxidized corrugated metal roofs may be approved if they are an integral part of the overall building aesthetic, but they are not permitted to cover 100% of the roof. In general, metal roof should be the secondary material used in coordination with another approved material. Metal roofs must have a non-reflective surface and a muted dark color. No simulated materials such as plastic shakes or metal panels designed to appear as other materials will be allowed without special review and exception from the DRC. In these cases, the DRC is instructed to be open to advances in technology, but sensitive to proposed alternative materials appearance and proven durability.

**UPDATED AMENDMENT:**

**5.6 Roofing Materials:**

In general, roofing materials are to be non-reflective texture and a variegated dark color. Composite thick butt architectural grade asphalt shingles are required. Metal roofs are permitted to cover up to 100% of the roof, overall aesthetic of the home will be considered. Metal roofs shall be 24 gauge and must have a non-reflective surface and a muted dark color. Cedar shake shingles are prohibited. Class A roofing materials are required to minimize the threat of fire.

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**CURRENT (to be deleted):**

**5.7 Overhangs:**

Broad roof overhangs can create deep shadow lines that reduce the appearance of the wall expanse and add visual interest to the overall structure. A minimum overhang of 2 feet, measured horizontally, is required. Other architectural roof elements such as corbels, rafter tails, and decorative cornices are encouraged to create shadow patterns, visual depth, and interest. Smaller elements such as dormers and selected shed roof may have appropriately scaled overhangs of 6 inches to 12 inches.

**UPDATED AMENDMENT:**

**5.7 Overhangs:**

The DRC will use its discretion when evaluating roof overhangs.

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**CURRENT (to be deleted):**

**5.8 Pitches:**

A slope of 6 inches vertical in 12 inches horizontal (6:12) is required. Porch roofs and limited shed roofs are exempt from this requirement and may have a minimum pitch of 3:12. The lower pitched roofs will be limited to a maximum of 20% of the roof and will be reviewed on a case-by-case basis by the DRC.

**UPDATED AMENDMENT:**

**5.8 Pitches:**

A minimum slope of 6 inches vertical in 12 inches horizontal (6:12) is required. Shed and hip roofs are exempt from this requirement and will be reviewed on a case-by-case basis by DRC.

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**CURRENT (to be deleted):**

**5.14 Gutters and Downspouts:**

These must follow rooflines and building forms in logical places in order to diminish their overall visual impact. Copper is encouraged. Otherwise, downspouts and gutters must be dark or muted colors that are complementary to the color scheme of the home.

**UPDATED AMENDMENT:**

**5.14 Gutters and Downspouts:**

These must follow rooflines and building forms and must be generally located at building corners in order to diminish their overall visual impact. Downspouts and gutters must be muted colors that are complementary to the color scheme of the home.

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**CURRENT: (to be deleted):**

**5.17 Cantilevers:**

Suspended building masses, decks and cantilevered building elements are not permitted. Such elements shall have appropriately designed structural posts, kickers, beam lookouts, etc.

**UPDATED AMENDMENT:**

**5.17 Cantilevers:**

Cantilevered building elements may be permitted on a case-by-case bases.

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**CURRENT (to be deleted):**

**5.19 Exterior Wall Material Transitions (See Twentieth Amendment):**

Exterior materials must be used to enhance whole building volumes instead of single elevations; any exterior wall material must wrap around corners and terminate at logical ending points. No change in materials shall occur on an exterior corner.

**UPDATED AMENDMENT:**

**5.19 Exterior Wall Material Transitions (See Twentieth Amendment):**

Exterior materials must be used to enhance whole building volumes instead of single elevations; any exterior wall material must wrap around corners and terminate at an inside corner. No change in materials shall occur on an exterior corner. Furthermore, exterior wall stone cladding shall be shown on the floor plan in submittal drawings.

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**CURRENT (to be deleted):**

**5.25 Stone Wainscoting:**

Use of this technique must be broken through variations in height or periodic breaks designed to avoid the appearance of a continued band. Similarly, windows should either be held above the wainscot or integrated into them, not designed immediately on top of it.

**UPDATED AMENDMENT:**

**5.25 Stone Wainscoting:**

Use of this technique must be broken up through variations in height or periodic breaks to avoid the appearance of a continued band.

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**CURRENT (to be deleted):**

**5.27 Lintels:**

Stone must appear to be self-supporting, where it is used above windows, doors or other openings, it must appear to be supported by an appropriately heavy lintel or a structural appearing arch.

**UPDATED AMENDMENT:**

**5.27 Lintels:**

Section 5.27 shall be deleted in its entirety.

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**CURRENT (to be deleted):**

**5.28 Lintels and Sills:**

In massive walls of stone or stucco, the use of lintel and sills at door and window openings is required. These lintel and sill members are to be detailed and proportioned so as to appear structurally sound. Lintels and sills may be made of timber, logs, cut stone or natural stone.

**UPDATED AMENDMENT:**

**5.28 Lintels and Sills:**

Section 5.28 shall be deleted in its entirety.

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**CURRENT (to be deleted):**

**5.29 Stucco (see Eighteenth Amendment):**

It is to be used sparingly, covering 20% or less of the exterior, and must be used in conjunction with stone, wood siding, or other materials approved by the DRC. It must be dark in color, with a light reflectivity of 40% or less, and incorporate frequent control joints and significant textural qualities. When stucco is used it should convey a visual impression of mass by forming eased or rounded corners with deeply set reveals for door and window openings. Stucco shall be finished in earth-tone colors that are compatible with the natural soils and rock of River Valley Ranch.

**UPDATED AMENDMENT:**

**5.29 Stucco (see Eighteenth Amendment):**

Stucco must be dark in color, with a light reflectivity of 40% or less, and incorporate significant textural qualities. When stucco is used it should convey a visual impression of mass by forming eased or rounded corners with deeply set reveals for door and window openings. Stucco shall be finished in earth-tone colors that are compatible with the natural soils and rock of River Valley Ranch.

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**CURRENT (to be deleted):**

**5.30 Metal Siding:**

Rusted corrugated or similar metal materials may be used as an exterior finish material in sparing quantities not to exceed 15% of the exterior surface area. Galvanized or other reflective surfaces are not permitted.

**UPDATED AMENDMENT:**

**5.30 Metal Siding:**

Rusted corrugated or similar metal materials may be used as an exterior finish material. The DRC will use its discretion when evaluating metal siding percentages. Galvanized or other reflective surfaces are not permitted. In some cases, it may be required that certain metal materials are weathered before installation or during the construction process.

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**CURRENT (to be deleted):**

**5.34 Arrangements:**

Doors and windows shall be designed in proportion to the structure and form of the building and should adhere to a traditional rectangular pattern in keeping with the overall design theme. Windows, in general, should be vertically oriented. Horizontal windows and banded windows are subject to review and approval by the DRC when they are determined to be appropriate aesthetically. Vinyl-clad windows are prohibited.

**UPDATED AMENDMENT:**

**5.34 Arrangements:**

Doors and windows shall be designed in proportion to the structure and form of the

building. Windows, in general, should be vertically oriented. Banded windows are subject to review and approval by the DRC when they are determined to be appropriate aesthetically. Vinyl-clad windows are prohibited.

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**CURRENT (to be deleted):**

**5.35 Large Window Openings:**

These must be composed of multiple windows in order to maintain a smaller scale. Typically, designers surround large unbroken windows chosen to provide unobstructed access to important views with smaller divided windows in traditional patterns. Additionally, windows must be used in logical patterns throughout the home such that they reveal the internal spatial organization of the home and are consistent on all elevations.

**UPDATED AMENDMENT:**

**5.35 Large Window Openings:**

Large window openings are permitted and need not be subdivided into multiple windows. Divided lite windows are not required.

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**CURRENT (to be deleted):**

**5.43 Prohibited Window Type:**

Sliding windows, horizontal rectangular windows and popout windows are not in keeping with the architectural character of River Valley Ranch and will not be approved. In addition, sliding glass doors are generally discouraged in favor of swinging French doors or single light casement door.

**UPDATED AMENDMENT:**

Section 5.43 shall be deleted in its entirety.

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**CURRENT (to be deleted):**

**5.45 - Garage Doors:**

The support walls that separate individual garage doors should be designed so as to emphasize shadow lines on the recessed door surface and to visually break up the continuum of similar construction materials and color. The materials, treatment and color selected for the garage doors must be integrated into the design of the main residence. Single wide garage doors are preferred over double wide doors. Double wide garage doors are allowed if the garage door is designed such that it appears as two doors. The DRC will examine this issue very closely and will require designs to appear as authentic as possible. Additionally, it is required that all garage doors-be deeply recessed.

**UPDATED AMENDMENT:**

**5.45 Garage Doors:**

The support walls that separate individual garage doors should be designed so as to emphasize shadow lines on the recessed door surface and to visually break up the continuum of similar construction materials and color. The materials, treatment and color selected for the garage doors must be integrated into the design of the main residence. Double wide garage doors are allowed. The DRC will examine this issue very closely and will require designs to appear as authentic as possible. The DRC encourages non-combustible materials on garage doors.

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**CURRENT (to be deleted):**

**5.48 Balconies:**

Balconies are encouraged. They can be either recessed into the wall mass or projected from exterior walls. When a projected balcony is used, consideration must be given to protection from snow shedding. The underside of projecting balconies must be finished with materials that match or complement exterior wall materials. Supporting structural systems must be visible and appear appropriately massive and must be decorative in nature. Balconies should be sized to individual room functions and should be proportional to the overall building massing. Cantilevered balconies. Porches and stairs are prohibited.

**UPDATED AMENDMENT:**

**5.48 Balconies and Decks:**

Balconies are encouraged. They can be either recessed into the wall mass or projected from exterior walls. When a projected balcony is used, consideration must be given to protection from snow shedding. The underside of projecting balconies must be finished with materials that match or complement exterior wall materials. Supporting structural systems must be visible and appear appropriately massive. Balconies should be proportional to overall building massing. The use of fire defensive design practices and fire-resistive materials are strongly encouraged in deck and balcony design. RVRMA encourages the use of non-combustible or fire-resistive materials for exterior stairs, railings, and their incorporated deck platform elements.

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**CURRENT: (to be deleted):**

**5.51 – Exterior Stairs (See Tenth Amendment):**

a. (The following sentence will remain, unchanged) “Exterior stairs of more than half a story are prohibited. The DRC will make special review of such designs before approving them to ensure that the design is in keeping with the standards of quality and aesthetics required by these Guidelines.”

b. (The following sentence will be added, as follows:) “Metal stair treads for exterior stairs (except for front entries) will be considered by the DRC on a case-by-case basis. The stair handrails and stringer must be of materials that are consistent with the standards of quality and aesthetics required by these Guidelines.

**UPDATED AMENDMENT:**

**5.51 – Exterior Stairs:**

**The Tenth Amendment shall be deleted in its entirety and replaced with the following:**  
Exterior stairs are permitted if they are within the building envelope and are an integral part of the residence design aesthetic.

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**CURRENT (to be deleted):**

**5.63 Soffits:**

Recessed can lights in exterior or soffits cannot be higher than ten feet above exterior grade.

**UPDATED AMENDMENT:**

**5.63 Soffits:**

Soffit light fixtures used to light decks, patios or walkways may be permitted only if the light source cannot be seen from anywhere outside the property.

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**CURRENT (to be deleted):**

**5.66 Equipment Enclosed or Screened:**

Free standing external pad-mounted equipment such as required for A/C units, pools and spas or garbage can storage areas, must be integrated into the building through the use of walled or fenced enclosed, or intensely screened with landscaping materials.

**UPDATED AMENDMENT:**

**5.66 Equipment Enclosed or Screened:**

Free standing external pad-mounted equipment such as required for A/C units, pools and spas or garbage can storage areas, must be integrated into the building through the use of walled or fenced enclosed. The DRC will consider locations of mechanical equipment so that it is least visible to neighboring properties. The DRC will evaluate screening on a case-by-case basis.

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**CURRENT (to be deleted):**

**5.68 Site Utilities:**

All site utilities are to be installed underground in alignments that minimize grading, tree clearing, and other physical impacts on the homesite. To the extent possible and with the approval of the utility company, utility boxes are to be located and/or screened so that they are not visible from off-site.

**UPDATED AMENDMENT:**

**5.68 Site Utilities:**

All site utilities are to be installed underground in alignments that minimize grading, tree

clearing, and other physical impacts on the homesite. To the extent possible and with the approval of the utility company, utility boxes are to be located and/or screened so that they are not visible from off-site. The DRC will consider locations of utility boxes so that they are least visible to neighboring properties. New construction should be concerned by screening. The DRC will evaluate screening on a case-by-case basis. All utilities, except the gas meter, shall be painted to match the background.

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**CURRENT (to be deleted):**

**6.24 Side Yards:**

The side yard landscape design should provide privacy and screening between adjacent residences. The DRC will consider long term effects to the Owner's homesite and adjacent properties when evaluating the design. Large stature trees that encroach on neighboring properties, block views, or create substantial shade may not be approved. Utilities and Service Areas are permitted in the side yard, provided they are screened from offsite view. All seeded areas, shrub beds, and gardens visible from offsite shall be maintained in a clean, weed free condition. Due to the narrow cross section of most side yards, landforms will only be permitted by special review.

Mowed sod that follows the property line is not permitted. The goal is to create a more natural edge of native grasses or planting beds that will blur the hard property lines, reinforcing the sense that River Valley Ranch is a continuous community instead of a collection of homesites. Adjacent property owners have the ability to cross property lines with mowed grass when both parties make their agreement known to the DRC.

**UPDATED AMENDMENT:**

**6.24 Side Yards:**

The side yard landscape design should provide privacy and screening between adjacent residences. The DRC will consider long term effects to the Owner's homesite and adjacent properties when evaluating the design. Large stature trees that encroach on neighboring properties or create substantial shade may not be approved. Utilities and Service Areas are permitted in the side yard. New construction should be concerned with screening. The DRC will evaluate screening on a case-by-case basis. All seeded areas, shrub beds, and gardens visible from offsite shall be maintained in a clean, weed free condition. Due to the narrow cross section of most side yards, landforms will only be permitted by special review. The use of combustible mulch directly adjacent to the home is highly discouraged.

Mowed sod that follows the property line is not permitted. The goal is to create a more natural edge of native grasses or planting beds that will blur the hard property lines, reinforcing the sense that River Valley Ranch is a continuous community instead of a collection of homesites. Adjacent property owners have the ability to cross property lines with mowed grass when both parties make their agreement known to the DRC.

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**CURRENT (to be deleted):**

**6.25 Back Yards:**

Landscape design should provide private outdoor spaces and continuity with adjacent uses such as Golf Course rough, park areas or undisturbed native areas. Landscape elements shall be used to compliment the architecture of the residence especially if the home is visible from public spaces.

Property lines that adjoin public spaces with sod shall have bluegrass sod placed along the entire property line to create continuity between the public space and the private residence. Property lines that adjoin public spaces with native areas shall recreate the native environment along at least 50% of property line to create continuity between the public space and the private residence. All seeded areas, shrub beds and gardens visible from offsite shall be maintained in a clean, weed free condition. Vegetation may not be used to form a wall that hides the residence from the public spaces.

**UPDATED AMENDMENT:**

**6.25 Back Yards:**

Landscape design should provide private outdoor spaces and continuity with adjacent uses such as Golf Course rough, park areas or undisturbed native areas. Landscape elements shall be used to compliment the architecture of the residence especially if the home is visible from public spaces.

Property lines that adjoin public spaces with native areas shall recreate the native environment along at least 50% of property line to create continuity between the public space and the private residence. All seeded areas, shrub beds and gardens visible from offsite shall be maintained in a clean, weed free condition. Vegetation may not be used to form a wall that hides the residence from the public spaces.

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**CURRENT (to be deleted):**

**6.26 Quantities Versus Lot Area (See Fourteenth Amendment):**

Each residence is required to plant a minimum of 1 Tree, .75 large shrubs (4'-6' B&B size) and 3 (5 size) shrubs per 1,000 square foot of homesite area, excluding areas designated as Golf Easements but including areas covered by the construction of the home. Within the mix of plant materials, at least 25% of trees and 25% of shrubs must meet minimum standards for "larger" trees and shrubs as specified in Appendix F for Approved Plant Materials. The balance of the specified materials must meet minimum standards for "smaller" trees and shrubs. Additionally, 25% of the specified trees must be evergreens.

**UPDATED AMENDMENT:**

**6.26 Quantities Versus Lot Area (See Fourteenth Amendment):**

Each residence is required to plant a minimum of 1 Tree, .75 large shrubs (4'-6' B&B size)

and 3 (5 size) shrubs per 1,000 square foot of homesite area, excluding areas designated as Golf Easements but including areas covered by the construction of the home. Within the mix of plant materials, at least 25% of trees and 25% of shrubs must meet minimum standards for “larger” trees and shrubs. The balance of the specified materials must meet minimum standards for “smaller” trees and shrubs.

Homeowners may further reduce their tree counts beyond the minimum requirement at the discretion of the DRC (qualitative planting not quantitative will be a priority).

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**CURRENT (to be deleted):**

**Section 6.29 Planting Requirements in The Settlement (See Fourteenth Amendment):**

The Settlement neighborhood is subject to the minimum quantity requirements for trees and shrubs as described in section 6.26 Quantities versus Lot Area.

In order to preserve consistency within The Settlement neighborhood on the east side of the river for both aesthetic and maintenance reasons, a more specific requirement for additional landscape quantities is described below:

Perennials	#1 pot	75
Cedar Mulch	3” Depth	All Beds

Because The Settlement neighborhood is provided with maintenance services by the RVRMA, any changes or addition to landscaping by homeowners is required to be approved by the DRC and may be subject to exemption from the maintenance regimens of the association.

**UPDATED AMENDMENT:**

**Section 6.29 Planting Requirements in The Settlement (See Fourteenth Amendment):**

The Settlement neighborhood is subject to the minimum quantity requirements for trees and shrubs as described in section 6.26 Quantities versus Lot Area.

In order to preserve consistency within The Settlement neighborhood on the east side of the river for both aesthetic and maintenance reasons, a more specific requirement for additional landscape quantities is described below:

Perennials	#1 pot	75
Mulch (fire-resistive mulch encouraged)	3” Depth	All Beds

Because The Settlement neighborhood is provided with maintenance services by the RVRMA, any changes or addition to landscaping by homeowners is required to be approved by the DRC and may be subject to exemption from the maintenance regimens of the association.

Homeowners may further reduce their tree counts beyond the minimum requirement at the discretion of the DRC (qualitative planting not quantitative will be a priority).

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**CURRENT (to be deleted):**

**6.38 Sleeving:**

The Owner is also responsible to place three PVC sleeves under the entire width of the new driveway. Four inch and six-inch sleeves must be installed 30” deep, 18” from the curb; an additional 4-inch sleeve is to be installed at a depth of 12 inches below grade immediately adjacent to the curb. This sleeve is necessary to accommodate future repairs or adjustments to the lateral line irrigation.

**UPDATED AMENDMENT:**

**6.38 Sleeving:**

The Owner is also responsible for coordinating sleeving installation with the RVRMA irrigation staff. The owner is responsible for excavation and back-filling. RVR will supply and install the pipe with costs to be paid for by the Owner.

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**CURRENT (to be deleted):**

**6.46 Grading Requirements:**

Grading is to be designed as a combination of cuts, fills, and occasional retaining walls that protect existing vegetation and blend into and/or appear to be extensions of existing natural landforms. Whenever possible, natural slopes are preferable to structures. Retaining walls where visible from off-site, are to be built of rock or stone, and/or treated timber. Structures exceeding four feet in height should be battered and stepped to include ample planting pockets. Slopes should not exceed a slope of four feet horizontally by one foot vertically unless there are extenuating circumstances. Disturbed areas are to be re-vegetated and blended into the surrounding environment.

**UPDATED AMENDMENT:**

**6.46 Grading Requirements:**

Grading is to be designed as a combination of cuts, fills, and occasional retaining walls that protect existing vegetation and blend into and/or appear to be extensions of existing natural landforms. Whenever possible, natural slopes are preferable to structures. Retaining walls where visible from off-site, are to be built of rock or stone, treated timber or board form concrete. Terraced retaining walls must be offset horizontally by a minimum distance of 3 feet to support viable plant materials in each terrace. Slopes should not exceed a slope of four feet horizontally by one foot vertically unless there are extenuating circumstances. Disturbed areas are to be re-vegetated and blended into the surrounding environment.

The following language shall be added to grading/landscape plans: ***“The contractor shall provide site grading exactly per the drawings. If the DRC finds any discrepancies between the as-built condition and the approved drawings, the contractor, at his cost, will be required to correct the site drainage (and related site issues) to conform with the drawings.”***

The architect shall provide a note (in large letters) on the site grading plan that states, ***“after all fine grading is done, but prior to any flatwork or landscape work, the contractor must request from DRC a site grading inspection and verifying drywells.”***

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**CURRENT (to be deleted):**

**6.57.2 (Item a.) Fences – Requirements (See Nineteenth Amendment):**

a. Fences shall be wood structures and located as close to the property line as practically possible. Fences may connect from the property line back to the residential building(s) at two points.

**UPDATED AMENDMENT:**

**6.57.2 (Item a.) – Fences – Requirements (See Nineteenth Amendment):**

Fences shall be located as close to the property line as practically possible. Fences may connect from the property line back to the residential building(s) at two points. Conversion of existing wood fences to non-combustible materials or conversion of the final 4-8 feet is encouraged. The replacement fencing must be compatible with existing fence design standards and surrounding architectural aesthetics. All proposed fencing must be viewed and approved by the DRC.

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**CURRENT (to be deleted):**

**6.57.4 Site Retaining Walls (See Nineteenth Amendment):**

Terraced retaining walls must be offset horizontally by a minimum distance of 3 feet to support viable plant materials in each terrace.

**UPDATED AMENDMENT:**

**6.57.4. Site Retaining Walls (Item F. shall be added, See Nineteenth Amendment):**

On walls greater than 30” in height, there must be a minimum 3’ wide space for landscaping between the top of wall and the property line.

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**CURRENT (to be deleted):**

**6.61 Decks at Ground Level:**

Wood decks at ground level are not recommended and, if used, are required to be skirted, preferably with stone.

**UPDATED AMENDMENT:**

**6.61 Decks at Ground Level:**

Section 6.61 shall be deleted in its entirety.

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**CURRENT (to be deleted):**

**9.22 Irrigation Sleeves:**

Prior to making a driveway cut, the Owner or Builder must request a visual inspection by the RVRMA to determine if the cut will affect existing irrigation systems. In the event that irrigation heads are affected by driveway construction, the Owner or Builder shall request relocation by the RVRMA and will be responsible for the cost of its relocation. The Owner or Builder is also responsible to place three (3) PVC sleeves under the entire width of the new driveway. Four-inch (4") and 6" sleeves must be installed 30" deep and 18" from the curb. An additional 4" sleeve is to be installed at a depth of 12" below grade, immediately adjacent to the curb. This sleeve is necessary to accommodate future repairs or adjustments to the irrigation lateral line.

**UPDATED AMENDMENT:**

**9.22 Irrigation Sleeves:**

Prior to making a driveway cut, the Owner or Builder must request a visual inspection by the RVRMA to determine if the cut will affect existing irrigation systems. In the event that irrigation heads, valves, or valve boxes are affected by driveway construction, the Owner or Builder shall request relocation by the RVRMA and will be responsible for the cost of its relocation.

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**CURRENT (to be deleted):**

**Block F - Old Town:**

Construction of Old Town is now complete. Any request for additions or alterations to buildings or landscaping are to be in keeping with the form scale and color scheme and detail of the existing neo-traditional Victorian design. The DRC shall use the existing context as its guide for decision making.

Painting: Property owner's requests for change in the paint color applied to their Old Town home are subject to DRC approval and the Owner will be required to pay any incremental charges resulting from the change in paint color above and beyond what the association would have spent to repaint the home in its normal repaint cycle.

**UPDATED AMENDMENT:**

**Block F – Old Town:**

Construction of Old Town is now complete. Any request for additions or alterations to buildings or landscaping are to be in keeping with the form scale and color scheme and

detail of the existing neo-traditional Victorian design. The DRC shall use the existing context as its guide for decision making. Alternative fire-resistive roofing may be considered. Conversion of existing wood fences to non-combustible materials or conversion of the final 4-8 feet is encouraged. The replacement fencing must be compatible with existing fence design standards and surrounding architectural aesthetics. All proposed fencing must be viewed and approved by the DRC.

Painting: Property owner's requests for change in the paint color applied to their Old Town home are subject to DRC approval and the Owner will be required to pay any incremental charges resulting from the change in paint color above and beyond what the association would have spent to repaint the home in its normal repaint cycle.

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**CURRENT (to be deleted):**

**Section 3 - Neighborhoods: Special Requirements (See Second Amendment):**

Settlement Roofs shall be either Type A Cedar shakes or an asphalt/fiberglass composite roof with an allowance for secondary roofs, such as shed roofs to be covered in corrugated or standing seam metal. If the roof is to be a composite roof it is subject to the following criteria:

1. Multi-Tab, Thick-Butt Shingle
2. Architectural/Designer Grade Shingle
3. Lifetime limited warranty, 110 MPH wind warranty
4. Earth-tone, taupe color palette which is generally consistent with weathered cedar shake shingles and exterior finishes of surrounding Settlement homes
5. Acceptable representative product examples would be the GAF Grand Canyon in Stone Wood or Sedona Sunset and GAF Sequoia in Cedar, Mesa Brown or Weathered Wood

**UPDATED AMENDMENT:**

**Section 3 - Neighborhoods: Special Requirements (See Second Amendment):**

Settlement Roofs shall be type A asphalt/fiberglass composite roof with an allowance for secondary roofs, such as shed roofs to be covered in corrugated or standing seam metal. If the roof is to be a composite roof it is subject to the following criteria:

1. Multi-Tab, Thick-Butt Shingle
2. Architectural/Designer Grade Shingle
3. Lifetime limited warranty, 110 MPH wind warranty

4. Earth-tone, taupe color palette which is generally consistent with weathered cedar shake shingles and exterior finishes of surrounding Settlement homes
5. Acceptable representative product examples would be the GAF Grand Canyon in Stone Wood or Sedona Sunset and GAF Sequoia in Cedar, Mesa Brown or Weathered Wood, or GAF Timberline UHDZ or Timberline AS II in colors approved by the DRC.
6. Alternative fire-resistive roofing will be considered and is encouraged

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**CURRENT (to be deleted):**

**Appendix F Landscape Plant Materials: Approved Sizes Photos and Descriptions.**

**UPDATED AMENDMENT:**

**Appendix F shall be deleted in its entirety and replace with the following:**

Proposed plantings must be compatible with RVR's high mountain environment. The DRC will review plants and approve their use if they are found to be compatible with the climate and RVR's aesthetic objectives.

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The RVR Design Guidelines may be amended from time to time by the Board of Directors.

**PRESIDENT'S CERTIFICATION:**

The undersigned, being the President of the RVRMA certifies that the foregoing Amendment was adopted by the Board of Directors of the RVRMA at a duly called and noticed meeting of the Board of Directors held on **{Insert Date}**, and in witness thereof, the undersigned has subscribed his/her name.

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**RVRMA President**

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**Date adopted**

Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: March 18, 2025 8:32 pm  
Browser: Mobile Safari 18.3.1 / iOS  
IP Address: 104.28.48.217  
Unique ID: 1325556979  
Location: 37.8858, -122.118

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**Name**

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**RVR Address**

Perry ridge rd  
Carbondale , CO 81623

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**Email**

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**Phone**

**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

Great job and thank you. Comments on further or future amendment. 5.63-soffit light should specify vertical vs angled install. Angled install still shine lights out instead of down. Recessed lamp does not help remedy visual lights shining out to neighbors. Vertical recessed installs would mitigate this problem with dark sky compliant lighting. 5.68 site utilities- all utilities shall be painted to match background should also include property improvements must be scheduled for drc approval & compliance of painting of conduit and utility boxes for improvement. Ongoing reviews of properties should take place for repainting of peeling paint on utilities as well. Or say homeowners to keep or paint the same way we say that areas should be maintained visually for lots and landscaping. Add exterior exhaust fans used to evacuate air from crawlspace or other areas intermittently shall have extended pvc piping to deaden sound to neighbors properties. ( and painted to match)

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Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: March 22, 2025 11:17 pm  
Browser: Mobile Safari 18.3 / iOS  
IP Address: 98.245.173.92  
Unique ID: 1326837500  
Location: 39.9834, -105.143

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**Name**

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**RVR Address**

Perry Ridge  
Csrbondale , CO 80016

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**Email**

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**Phone**

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**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

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Totally disagree with proposed changes. Stay with the current guidelines and enforce them. The house being built next to mine is not in compliance and should have been if DRC had upheld existing rules. I also agree with Pat Guerra coments. Don't change the current rules. Would also advise to contemplate legal action.

Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: March 23, 2025 10:18 pm  
Browser: Chrome 134.0.0.0 / Windows  
IP Address: 98.55.22.182  
Unique ID: 1327004756  
Location: 39.872, -105.0405

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**Name**

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**RVR Address**

Crystal Canyon Drive  
Carbondale , CO 81623

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**Email**

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**Phone**

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**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

Overall, I support the changes. In particular those that help with fire safety and water conservation. My biggest wish is those had been in place a couple of years ago when we were in the design and build phase. I appreciate the summary outline sent with the updated version, with the extra clarification. I'm not sure all of the concessions to allow for more and more contemporary design serve the stated goal "to preserve the community's aesthetic appeal and existing ranch architectural style", but in all honesty, there are several examples on newer houses of many of those things already approved, most likely on a case by case basis. I do not have any expertise to really comment on the changes addressing drainage, retaining walls, and periodic inspections, but I do appreciate those being checked as projects are in progress rather than at the end when changes are expensive or almost impossible. I do have misgivings about abdicating all control of building height to the Town of Carbondale. It seems risky to assume the town will keep the current maximum height restrictions that are in place, and even to assume they will keep qualified people, who care about the town of Carbondale, on staff. As they have more and more budget challenges, some of those things can certainly change. If things go the wrong direction, what power will RVR have to regain any control. On one hand, I know most of the lots here are built on or will soon be, so it might not seem like much of a threat. But what happens when we begin the significant remodel phase? Or worse yet, a "scrape the old and rebuild new" phase? I'm sure some of our residents who previously lived in Aspen have some experience with those projects. As a cautionary tale, I would also offer Prairie Village, KS where one of my daughters lives as a cautionary tale. It is a subdivision of Kansas City, previously filled with 75 to 100 year old modest homes, mostly ranch style, some bungalow and cape cods. on small lots, lots of mature trees, and a quaint feel. At first, it was popular to "pop the top" on these homes to modernize them and expand square footage, without significantly changing the foot print. However, over time, more and more of these homes were snapped up by developers, builders and clients (with attorneys on the payroll) to be torn down, scraped and replaced by extremely large homes. This has not only changed the aesthetics of the neighborhood, but the economics as well. There is no end in sight, as the town has become quite dependent upon the marked increase in property tax revenue this has brought about too. The newest move afloat is the town encouraging adding ADUs or amending zoning to allow for Duplexes and Fourplexes on some of the scrape and rebuild lots to make it more possible for young people or retirees to remain in the area. I freely admit this would not seem to be a likely scenario for RVR, but nothing is impossible. I would just ask that real thought be applied before giving away all control of height restrictions, or any other significant construction considerations, to the Town of

Carbondale. I read the boards concern about not having the expertise and resources for those decisions to be an HOA responsibility, but urge you to consider some sort of guide rails to keep involvement in any major changes. I am attaching some pictures from my daughter' s neighborhood, to illustrate the point. Thank you for considering feedback from the residents about these changes.

**To help us better understand your feedback, owners have the option to upload any relevant documents below (not required).**

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<https://www.formstack.com/admin/download/file/17757943291>



Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: March 25, 2025 3:12 am  
Browser: Safari 17.10 / OS X  
IP Address: 80.116.214.253  
Unique ID: 1327413549  
Location: 43.7825, 11.2516

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**Name**

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**RVR Address**

Crystal Bridge Dr  
Carbondale, CO 81623

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**Email**

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**Phone**

**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

Sorry I hit the send button by mistake in the previous attempt to message. We are on an extended trip out of country, t is why I am replying late. I think everything included is fine and agree. It seems that this amendment is trying to address a variety of small items architecturally that should be updated, so I am going to throw out another which I feel is outdated. We allow solar panels on roofs, and many are quite visible from the street, which is totally understandable. Yet we do not allow skylights on roofs that can be seen from the street. Since skylights can only be placed in certain roofs and they may possibly be visible from the street, how is a flat skylight any different in appearance than a skylight? Could we at least add language to the skylight provision that will let it be up to the Board or the DRC to make exceptions in certain instances? Our house has a roof that will only allow a front facing skylight and I feel it it overly restrictive to prohibit me from installing a skylight, which is badly needed, especially since I see solar panels all over our community. Thank you for allowing me to comment, and if it is not too late, please consider my recommendation to allow skylight exceptions. Also p,ease excuse the typos within this email and at the end as this format does not allow me to make corrections or review my verbiage without accidentally sending the message again by mistake. in certain roofs

Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: March 26, 2025 1:10 am  
Browser: Chrome 134.0.0.0 / Windows  
IP Address: 47.220.55.185  
Unique ID: 1327782855  
Location: 30.6411, -97.7511

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**Name**

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**RVR Address**

Perry Ridge Rd  
Carbondale , CO 81623

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**Email**

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**Phone**

**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

Here is the message that I emailed to the Board on March 26. As is typical of this Board (unlike my representatives at higher levels of government) it received no response to confirm that it had been distributed to all members of the RVR Board -- much less any response by any Board member (such as I would have given as a former Board member) to establish any sort of personal political accountability for their position on such an important issue. In principle, I welcome changes to the Design Guidelines that would give property owners more options in the design of houses and landscaping. But these should not simply be delegated to the DRC with the directive that "Projects that demonstrate thoughtful high-quality design will be afforded greater flexibility and poorly thought-out projects will be acutely scrutinized." That is inviting lawsuits on the basis of being "arbitrary and capricious," and appears to be an effort to retroactively justify the previous overreach of authority by the DRC and the lack of political accountability for it.

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Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: April 7, 2025 2:24 am  
Browser: Chrome 134.0.0.0 / Windows  
IP Address: 73.78.158.12  
Unique ID: 1332564743  
Location: 39.8662, -104.9755

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**Name**

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**RVR Address**

North Bridge Dr.  
Carbondale, CO 81623-2192

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**Email**

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**Phone**

**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

I am concerned that several of the proposed changes will diminish the values of existing homes and cheapen the look of the neighborhood. The proposed elimination of three distinct areas of massing, mullions, and lintels and sills combined with allowing sliding doors and windows will truly allow for suburban rectangles rather than the interesting designs that we have now. These elements will definitely cheapen the look of the area. 100% stucco is also a concern. Most of our current part-stucco homes are poor architectural fits that stick out like sore thumbs. They fly in the face of the reflecting our Western heritage, which is a hallmark of and requirement for construction in RVR. I feel that 100% metal roofing also will fall in this category...certainly increasing the allowable amount of metal is good, but requiring some variety of materials again will contribute to a sense of custom design that we want to keep. Lastly, drought-tolerant landscaping can be very attractive, but I hope landscape proposals will still be subject to strict review. Homes with gravel yards or mulch yards interspersed with plants or bushes are unattractive and simply not in tune with the neighborhood. Please help maintain our property values by not backing down from these guidelines which created our beautiful community.

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Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: April 7, 2025 10:28 pm  
Browser: Chrome 134.0.0.0 / OS X  
IP Address: 71.196.218.154  
Unique ID: 1332903394  
Location: 39.1004, -104.8548

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**Name**

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**RVR Address**

Crystal Bluffs Loop  
Carbondale, CO 81623

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**Email**

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**Phone**

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**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

I suggest paring down the material to focus only and more specifically on water and fire with detailed recommendations for homeowners.

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**To help us better understand your feedback, owners have the option to upload any relevant documents below (not required).**

<https://www.formstack.com/admin/download/file/17843997146>

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I view the 22 Amendment as great for water and fire issues, but it should NOT increase the latitude among the 3 members of the DRC for making design decisions.

**I suggest paring down the material to focus only and more specifically on water and fire with detailed recommendations for homeowners.**

I attended the April 3 DRC and was surprised by the dynamic in the room.

One committee member asked why I was attending the meeting. I said “the 22<sup>nd</sup> Amendment.” Without looking at me or asking any further questions, this person vehemently argued support for the amendment. In doing so, this person adopted “presumptive agreement strategy” by saying they “knew” that I would agree with his assessment of the 22<sup>nd</sup> Amendment after only meeting me minutes earlier. The exchange seemed a bit desperate to me. This same member went on to dominate each group conversation, frequently interrupting others in the room. And no one in the room presented disagreement with their positions.

Later, this member was addressing a mistake made at 719 Perry Ridge. Siding intended for a different house in Carbondale – not RVR – was delivered and completely installed at 719 Perry Ridge. The siding is not an approved color, according to DRC guidelines.

While it is unfortunate that the builder put up unapproved siding, I might suggest that accepting a color that is not on the approved list could open the door to the DRC being compelled to accept more requests for unapproved colors. A future applicant may argue 'you accepted a non-approved blue siding at 719 Perry Ridge, therefore my application for blue siding should be approved.' And that fictional applicant may be pressing for a different shade of blue, one that might diverge even further from guidelines than that at 719 PR. The notion is 'if we give one applicant an inch outside the guidelines, the next applicant may apply for a yard.'

The fact of the matter is the color at 719 Perry Ridge is unapproved and thus doesn't conform to guidelines. One committee member argued that 'from the street it looks grey' which was effectively an attempt to squeeze in a violation of guidelines. In addition, a resident watching the DRC process for the first time might suggest it was an attempt to please and accommodate a builder.

Why would the DRC not honor the DRC guidelines in this instance? Doing so is reminiscent of the committee approving the architectural design of 1229 Heritage after having accepted 769 Perry Ridge. Simply put, two mistakes do not make a right.

I worry that the water and fire issues cited in the 22<sup>nd</sup> Amendment are being used as a device to slide in broader and increasingly subjective decision-making capability. I already thought that WAY too much power and discretion is in the hands of way too few people. In Federalist No. 47, James Madison warned against 'the danger of concentrating power in the hands of too few, (while) advocating for a separation of powers and checks and balances.'

Further, based on my April 3 DRC experience, I suggest that the Executive Board consider **expansion of the DRC** to include at least two more people, preferably **NOT architects or other industry professionals** that might have working relationships with builders or architects or subs that have work in front of the DRC. I further suggest that new committee members live and have interest in **other neighborhoods** besides The Settlement. The Executive Board could create an **application process** for candidates seeking to participate in the DRC.

Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: April 16, 2025 12:12 pm  
Browser: Safari 17.4.1 / OS X  
IP Address: 98.50.39.251  
Unique ID: 1335560692  
Location: 39.6512, -106.3234

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**Name**

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**RVR Address**

Patterson Drive and Bowles Drive  
Carbondale, CO 81623

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**Email**

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**Phone**

**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

As a resident of RVR and lot owner, I am in support of the 22nd ammendment. I am currently in design development for our future home at 120 Bowles drive and have become familiar with the current building guidelines and amendments. I believe the changes in the 22nd amendment will eliminate outdated guidelines that are unnecessarily restrictive for new builds and remodels. I am also very supportive of the move to allow more waterwise landscaping. I hate seeing the amount of sprinklers going in the summer just to preserve lawns. There are so many ways to beautify your property without using sod that has high water needs.

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Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: April 17, 2025 1:37 pm  
Browser: Mobile Safari 18.3.1 / iOS  
IP Address: 104.28.48.170  
Unique ID: 1335927432  
Location: 34.0544, -118.244

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**Name**

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**RVR Address**

Crystal Bridge  
Carbondale, CO 81623

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**Email**

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**Phone**

**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

I feel passing the amendment is absolutely imperative. First, we need to allow for more fire resilient building construction. It would be irresponsible not to and presents a potential insurability concern. Second, it's time that we allow good architecture that's not being driven by an old, outdated design vernacular. There are multiple examples of this new style already constructed or approved for construction in RVR. Rather than asking for a variance each time a dated guideline is being bent, make the new style official. Give the DRC more leeway to approve designs that meet the intent of the guidelines. Let's build beautiful homes that still preserve the aesthetic of the community

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Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: April 17, 2025 1:54 pm  
Browser: Chrome Mobile 135.0.7049.83 / iOS  
IP Address: 98.245.174.198  
Unique ID: 1335933592  
Location: 39.9834, -105.143

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**Name**

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**RVR Address**

Boyd Drive  
Carbondale, CO 81623

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**Email**

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**Phone**

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**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

I'm in favor of this amendment particularly how it relates to fire safety

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Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: April 17, 2025 1:57 pm  
Browser: Mobile Safari 18.3.1 / iOS  
IP Address: 98.50.0.11  
Unique ID: 1335934915  
Location: 39.1965, -106.8229

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**Name**

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**RVR Address**

Bowles ave  
Carbondale, CO 81623

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**Email**

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**Phone**

**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

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This is a good change for the community. Positive changes. Vote to pass.

Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: April 17, 2025 3:39 pm  
Browser: Chrome 134.0.0.0 / Windows  
IP Address: 184.169.216.175  
Unique ID: 1335973131  
Location: 37.3388, -121.8916

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**Name**

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**RVR Address**

crystal canyon drive  
carbondale, CO 81623

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**Email**

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**Phone**

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**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

As a homeowner who recently completed two homes in RVR, I believe the proposed amendment is a positive change for the RVR Community and the DRC process future homeowners will go through. .

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Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: April 17, 2025 4:05 pm  
Browser: Chrome Mobile 135.0.7049.83 / iOS  
IP Address: 98.55.22.143  
Unique ID: 1335982475  
Location: 39.4817, -106.0383

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**Name**

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**RVR Address**

Boyd Drive  
Carbondale, CO 81623

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**Email**

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**Phone**

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**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

I prefer that the community keep the 3 distinct exterior finishes in order to preserve the mountain living aesthetic.

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Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: April 17, 2025 8:22 pm  
Browser: Chrome 135.0.0.0 / OS X  
IP Address: 71.205.210.106  
Unique ID: 1336050285  
Location: 39.6973, -104.8394

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**Name**

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**RVR Address**

Boyd Dr Carbondale,  
CO 81623

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**Email**

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**Phone**

**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

I strongly support the revisions to the design guidelines and encourage the board to approve this amendment in its current form. These changes reflect the reality of a changing climate in our valley, improvements in contemporary materials and building practices (relative to when the previous guidelines were written), and evolving preferences of homeowners. The amendment does a good job of balancing continuity with existing standards and aesthetics of RVR, while better meeting the needs of not only the present, but the next 30 years.

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Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: April 20, 2025 9:28 pm  
Browser: Chrome 135.0.0.0 / OS X  
IP Address: 24.9.201.38  
Unique ID: 1336632401  
Location: 39.4029, -107.2062

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**Name**

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**RVR Address**

Northbridge Drive  
Carbondale, CO 81623

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**Email**

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**Phone**

**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

I feel that the modifications to the RVR Design Guidelines of the 22nd Amendment thoughtfully addresses water conservation measures, fire-resistance and an overdue update to the 27 year old design guidelines. The modifications are carefully worded and measrued to maintain the RVR ranch vocabulary, moving forward in a way that retains this vision as a constant fabric of our community. I feel this is accomplished while acknowledging more contemporary design requests and practices that are commonly desired by homeowners and architects in the design of new properties and renovations. These subtle adjustments rightfully including many unwritten yet often allowed design variations to the published guidelines that in recent years have been allowed as exceptions by the DRC when the review committee sees they are executed with care and thoughtfulness. Overall I see this as a positive step forward, allowing homeowners, architect and the DRC to start with a clear understanding of what is currently allowable and desirable within the community, while acknowledging that custom home design and renovation practice has evolved since the original adoption 1998 guidelines and their intentions. This should give the DRC further leniency in judging designs on a case by case basic as to what is appropriate for RVR homes in 2025 and beyond. I hope that once adopted, the design and homeowner community will have the benefit of a fully re-written document inclusive of all amendment changes as needed when formulating a design concept for consideration.

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Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: April 22, 2025 4:03 pm  
Browser: Mobile Safari 18.3.1 / iOS  
IP Address: 174.218.164.207  
Unique ID: 1337235828  
Location: 39.7391, -104.9866

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**Name**

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**RVR Address**

Heritage Dr  
Carbondale, CO 81623

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**Email**

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**Phone**

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**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

Strongly in favor. Much needed update to outdated neighborhood guidelines from the 90s.

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Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: April 22, 2025 4:05 pm  
Browser: Mobile Safari 18.3.1 / iOS  
IP Address: 174.218.164.207  
Unique ID: 1337236521  
Location: 39.7391, -104.9866

---

**Name**

---

**RVR Address**

Lakeside Dr  
Carbondale, CO 81623

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**Email**

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**Phone**

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**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

The updated amendment is excellent! This is much needed and overdue

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Form Name: RVRMA Twenty Second Amendment to the Design Guidelines | Feedback Form  
Submission Time: April 22, 2025 5:51 pm  
Browser: Mobile Safari 18.3.1 / iOS  
IP Address: 67.165.245.6  
Unique ID: 1337281012  
Location: 39.5892, -105.1359

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**Name**

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**RVR Address**

Crystal Bridge Dr  
Carbondale, CO 81623

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**Email**

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**Phone**

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**After carefully reading the supplementary documents provided, how do you feel about the proposed amendment to the design guidelines? Please share any concerns, suggestions, or feedback you may have regarding the changes and how they might impact the community.**

I am in favor of the proposed amendment. Thanks

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