



## **RIVER VALLEY RANCH**

### **RVRMA EXECUTIVE BOARD MEETING Wednesday, March 26, 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.

#### **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 (*info.*)
- Twenty Second Amendment and Fire Defense (*info.*)

**VII. New Business**

- RVR Street Lights

**VIII. Adjourn**



## RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MEETING  
Wednesday, Feb. 26, 2025  
Ranch House Conference Room & Zoom  
DRAFT Minutes

### Executive Board of Directors

Michael Banbury, President  
John Lund, Vice President *absent*  
Todd Richmond, Co-Treasurer  
Carl Hostetter, Co-Treasurer  
Ben Johnston, Secretary *Via Zoom*  
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 *absent*  
Travis Green, Facilities & Grounds Superintendent  
Sarah Gager, Hospitality Supervisor

### Homeowner Attendees:

#### *In Person*

Sarah Gilbertson  
Jeff Krentz  
Ashley Kilroy  
Jay Cofield  
Pat Guerra  
Rebecca Guerra

#### *Via Zoom:*

Krys Greenwood

### I. Call to Order- Establish Quorum

Board President, Mike Banbury, called the meeting to order at 5:30 p.m. A quorum was established.

### II. Approval of Minutes

- **MOTION:** Director, RJ spurrier and Board Co-Treasurer, Carl Hostetter, motioned and seconded the approval of meeting minutes of the RVRMA Executive Board Meeting held on Wednesday, Jan. 22, 2025. The motion passed.

### **III. Public Comment**

- Ashley Kilroy commented that she is a new homeowner in the Boundary Subdivision and introduced herself to the room.
- Sarah Gilbertson commented that she is still interested in the Fire defense topic. Sarah added that it could be a good opportunity to develop an Ad Hoc Committee to expand on the conversation within the community. Sarah brought up that there should be a strategic way to communicate a Firewise strategy and she would love to help be a part of it.
- Krys Greenwood commented that she went to the Fire Mitigation Meeting held at the Ranch House and said that the HOA should be more proactive.
- Pat Guerra commented that he had three questions. First Pat asked what the purpose of the board meeting was, to vote on the amendment to the design guidelines or to collect community feedback? Board President, Mike Banbury reminded Pat that the public comment section of the meeting is reserved for homeowners to share comments for three minutes not a Q&A session. Pat went on to say that he has shared emails with the board and is interested in responses that address the points that he makes in his emails and requested comments from the board at the appropriate time. Pat then asked how feedback from the community, similar to the petition he has submitted to the board, is received and how it is included in the process. Pat continued to say that he spoke to the previous owner of RVR lot 769 Perry Ridge and according to Pat they did not decide to build on the lot because of the soil. Pat emphasized that he believes there is a need to put in retaining walls at these job sites as soon as the excavation is complete.

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

James Maguire shared a financial presentation with information concerning the financial performance of the association for January 31, 2025, the first month of the new fiscal year. James added that the 2025 operating budget was developed with the objective of minimizing member dues increases while accommodating inflationary pressures, particularly in light of the special assessment approved last year, with the second installment due in August 2025.

James continued by sharing that diligent monitoring of the budget is essential to maintain alignment throughout the fiscal year. A key variable remains DRC fee income, for which projections have been adjusted, although forecasting accuracy remains a challenge. The year began with a significantly higher than anticipated irrigation water reconciliation bill from the golf course. This is projected to result in an approximately \$15,000 expense overage for the year, averaging approximately \$1,000 per month, with the January expense already exceeding projections by nearly \$5,000. This variance is primarily attributable to a shift in the water usage ratio between the HOA and the golf course in 2024 (48% HOA / 52%

Golf Course) compared to the typical ratio (41% HOA / 59% Golf Course). These percentages are used to determine the cost-sharing arrangement for irrigation system repairs and maintenance. Management will leverage its forecasting tools to identify potential offsetting adjustments to accommodate this projected overage and other unforeseen expenses that may arise during the year.

Total revenue for January reached \$218,477, just shy of the budgeted amount of \$219,996 by \$1,519.

James shared a couple of the key sources of the variance:

- DRC Income: \$2,427 deficit
- Property Transfers from Home Sales: \$500 deficit
- Fitness Class Income: \$1,273 surplus

These are minor variances and are not cause for concern at this time.

The bulk of COGS transactions generally don't pick up until the summertime, but Fitness Class expense was \$5,734 out of a budgeted \$5,000, a variance of a little over \$700.

Total expenses for the month amounted to \$198,528, slightly exceeding the budget of \$194,582 by \$3,946 (2% variance). Personnel costs, the largest expense category, remained remarkably close to budget. Actual expenses were \$123,390 out of a budget of \$123,410, a variance of only \$20.

The bottom line for January was a \$6,167 deficit, the majority of which came from the irrigation water split. This end-of-year reconciliation resulted in a \$10,540 unanticipated cost, the majority of which impacted the month of January.

The ending reserve fund balance for January 31st was \$5,968,186, with \$3,048,325 in capital reserves and \$2,919,861 in special assessment funds.

RVRMA's financial performance for January 2025 reflects a solid start to the fiscal year. Management remains committed to maintaining fiscal responsibility and achieving its budgetary objectives throughout the year.

## V. Management Update

- **General Manager Report- Ashley Lynch**

Ashley introduces Sarah Gager who is the new Member Service Supervisor for the Ranch House. Ashley added that there is a lot of information in the GM report concerning the recent temporary closure of the Ranch House. Ashley noted that there are a number of large-scale projects that happen during the closure and those are detailed in the report. Lastly, Ashley shared that the HOA switched website hosting companies and former board member, Laura

Hanssen, played a big role in helping management select the new web hosts.

- **Programming & Community Engagement Report- Ali Royer**
- **DRC Report- Jessica Hennessy**

Jessica commented that the DRC has picked up a bit and the DRC has been working on the Twenty Second Amendment which is set for discussion later on the agenda.

- **Finance Report- James Maguire**
- **Facilities & Grounds Report- Travis Green**

## VI. Old Business

- **Ranch House Renovation Update**

Ashley shared that pricing was received back from RA Nelson. Ashley emphasized the importance of value engineering and financial planning for the Ranch House renovation, mentioning potential tariff impacts. The board discussed the need for risk mitigation and cost control. Ashley also highlighted the significant expense of the pool deck.

Carl added that at this moment, the team is focused on the numbers.

Mike Banbury commented that the State of Colorado is \$1.2 billion over budget, the Town of Carbondale is close to \$5 million over budget and the Roaring Fork School District is \$8 million over budget emphasizing this is a bad time to go over budget. Value engineering for the Ranch House renovation will be critical.

- **Board Position Statement – Building Heights & Construction Safety**

RJ commented that in many ways the Board Position Statement that was shared in the Board Packet was catalyzed by homeowner, Pat Guerra's, thoughtful communication to the board about concerns related to the Town of Carbondale's building height and zoning policies, construction safety, retaining walls and foundation issues. The general thoughts of the RVR Board is that we need to be cautious about what the HOA takes on in terms of scope. The HOA does not have an expert on construction safety or building code for example, so we have policies to defer to the town as it falls into their scope of responsibility. For the HOA to take those on, we would also inherit the cost and the liability of assuming responsibility for things that would be expensive. The HOA would need to hire the expertise of consultants to inspect properties, for example. RJ went on to say that for things like foundation inspection, electrical code or if soil is properly engineered for the foundation to be stable, these are all things that if the HOA were to take on, we would also take on the costs. The board does not

believe the community has a strong desire to take on those costs. Deferring to the town and other regulatory agencies is the preference of the HOA.

RJ added that everyone respects Pat's passion, interest and thoughtfulness.

Ben Johnston commented and agreed that it is not appropriate for a homeowner's association to take on that scope of work and it's the right position to take to defer to the town. The rest of the board also agreed with RJ's comments and the stance taken in the Position Statement.

Mike Banbury added that this topic is not taken lightly by the board, and it is very important to everyone. This topic has been discussed thoroughly, lawyers have weighed in, outreach to the town on several occasions happened and it has not been disregarded or not taken seriously in any way, shape or form.

## **VII. New Business**

- **Ali & Rachel Thank You**

Mike shared that Ali and Rachel expressed their gratitude to the board's baby shower gifts.

- **Twenty Second Amendment and Fire Defense**

RJ shared a summary of how the Twenty Second Amendment came to fruition. The Twenty Second Amendment prioritizes fire safety and water conservation while aiming to modernize the design standards. It was discussed that updates will continue the larger theme of ranch house architectural design that has been established in the community. The topic of renovations in the community was also touched on and it was noted that renovations will be a large part of future improvements in the community. There was also emphasis on ensuring harmonious residential design which protects and enhances property values.

RJ shared an example of a previous issue where homeowners were unable to use fire-resistant Hardie Board siding due to design rules. The goal is to update the rules to allow for such materials so that the Design Review Committee can approve them without feeling they are making an exception.

It was commented that the goal is to move quickly and make changes to the rules on contemporary design, fire, and water in the very near future. The draft amendment will be released to the public for a minimum of 30

days for the opportunity to be reviewed by the community and the board, with the possibility of a meeting to discuss any significant feedback. The importance of staying ahead of state legislation and allowing property owners to mitigate their homes for fire and modern water landscapes was stressed. The draft amendment will be posted on the website and in the newsletter in the coming days. The board noted that they could potentially vote on the draft document in the next meeting.

**MOTION:** RJ motioned that a draft version of the Twenty Second Amendment be sent out to the community for comment following a final review and input by the DRC.

Board Co-Treasurer, Todd Richmond, asked that the time frame for release be extended to the end of the week. The board agreed to this timeline.

Sherry Stripling suggested creating an executive summary to accompany the amendment for easier understanding. With those adjustments, Sherry seconded the motion. John Lund was absent for the vote but gave Mike Banbury his proxy prior to the meeting. The motion passed unanimously.

#### **VIII. Adjourn**

The meeting adjourned at 6:39 p.m.

#### **IX. Executive Session**

- Legal Matter Regarding Inspection Process



**March 26, 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.
- Our website has been re-built and re-launched. There are no significant changes, this should go largely unnoticed by the community.
- Street lights around the community have been failing for some time. These lights are maintained by Xcel Energy, but the fixtures are failing and the manufacturer is no longer in business. This is a topic that will be addressed verbally in the meeting.

### **Staffing**

- We are currently hiring for summer staff (lifeguards)
- Ali is projected to return the week of 4/28

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

- **The Boundary** – Nancy Dever is relocating from the Boundary and has resigned from the board. Cathy Cooney has taken her position (unanimously appointed by the board to serve the remainder of the term).
- **Crystal Bluffs** –
  - No Updates
- **The Fairways**– No updates
- **Old Town and Settlement** –
  - Siding quotes are in process for the summer painting.
- **Thompson Corner**
  - The community held their annual meeting on 3/18. Their 2025 budget was approved.

Ranch House Report 3.26.25—Sarah Gager, Member Services Supervisor

**Fitness**

We have removed Pilates Sculpt due to instructor unavailability. Alexandra Jerkunica was able to step in with another Pilates for Everyone class in the same time frame. Classes have been well attended- the most popular being Cycling and Upper Body Strength on Wednesday mornings and Pilates for Everyone on Monday mornings. With this week being Spring Break for many folks, we've had some substitutes and temporary cancellations in some classes.



Day	Time	Location	Class	Instructor
<b>Monday 3/24</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 3/25</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 3/26</b>				
	6:00-7:00 AM	Studio	PEAK Fitness	Jace
	8:00 - 9:00 AM	ZOOM	Qigong: Moving Meditation	Cari
<b>Canceled</b>	<b>8:00-9:00 AM</b>	<b>Studio</b>	<b>Cycling + Upper Body Strength</b>	<b>Susan</b>
	11:00 - 12:00 PM	Studio	Gentle Slow Flow Yoga	Anthony (sub)
<b>Thursday 3/27</b>				
	7:30 - 8:30 AM	Studio	Vinyasa Flow (moderate)	Ellen (sub)
	9:30 - 10:30 AM	Studio	Dynamic Strength	Bonnie
	10:45-11:45 AM	Studio	Pilates for Everyone	Alexandra
	5:30 - 6:30 PM	Lap Pool	Master Swim	Dave
<b>Friday 3/28</b>				
	6:00-7:00 AM	Studio	PEAK Fitness	Jace
	8:00 - 9:00 AM	Studio	Gentle Slow Flow Yoga	Ellen (sub)
	9:30 - 10:30 AM	Studio	Cycle + Strength	Shaylee
<b>Saturday 3/22</b>				
	9:00 - 10:00 AM	Studio	Ageless Athlete	John
	10:15 - 11:15 AM	Studio	Bootcamp	Shaylee
<b>Saturday 3/29</b>				
	4:30 - 5:30 PM	Studio	Restore & Renew Yoga	Ellen

**Ranch House Usage- February Summary**

- 2,327 check-ins for February (compared to 3,124 check-ins in January, and compared to 2,588 February 2024)
  - o 2,212 were homeowners or transferred memberships
  - o 115 were Thompson Corner or ADU members
    - Ranch House was closed February 18 – February 24 for annual maintenance and deep cleaning

## **Tennis**

- Non-residents can enroll in kids' summer camps. The second and last weeks for the 6-9 age group are highly popular, with some sessions already full. However, there is still ample availability for the 10-14 age group.

## **Staff**

- Previous summer employees have been contacted, Ashley is conducting interviews for snack bar and lifeguard applicants.

## **Past & Upcoming Events**

### Recent Events

- 2/17- RVR4Good
- 2/28- Family Movie Night
- 3/14- Unique Whites Wine Tasting
- 3/21- Family Movie Night
- 3/22- Artist Meet & Greet Happy Hour
- 2/25- RVR4Good

### Upcoming Events

- 4/5- Bingo Night
- 4/11- TBD
- 4/20- Easter

## **DRC Report, March 2025 - Jessica Hennessy**

The following projects were reviewed by the DRC in March:

- **Lot:** W10, 3901 Crystal Bridge | **Review:** First Preliminary Review
- **Lot:** Z27, 438 Crystal Canyon | **Review:** First Preliminary Review

The Design Review Committee has reviewed several landscape modifications related to new construction projects, with planting scheduled to begin as soon as weather conditions permit.

Additionally, the following home improvement applications have been assessed via administrative approval:

- Roof replacements (x3)
- Fence removal
- Tree Removals
- Exterior Door Replacement
- Exterior landscape renovations, including the incorporation of more indigenous plant species
- Deck plank replacement from wood material to Trex decking
- Installation of a 9-inch bottom trim board made of Class A non-combustible material on the lower half of the home's siding

### **DRC numbers March 2025:**

- There have been **19** Administrative Review Applications processed so far this year.
- There are currently **21** homes in the construction phase (from breaking ground to the final inspection phase/closeout).
- There are **6** applicants in the Preliminary Design Review phase.
- There are **4** applicants finalized by DRC and waiting on permits from the Town of Carbondale.
- There are currently **31 total** active DRC files.



## RIVER VALLEY RANCH

### Financial Report for Month Ending February 28, 2025

Prepared by James Maguire, Controller

#### Executive Summary

February's financial performance demonstrated improvement over January, resulting in a marginal deficit of approximately \$1,000, representing a variance of less than 1% against the budget. This contrasts favorably with January's \$6,000 deficit, bringing the year-to-date variance to approximately \$7,000, or 1.9% over budget.

A significant portion of February was dedicated to the review and analysis of proposals from RA Nelson for the renovation and capital reserve project. We have developed a 30-year projection model to understand the financial impacts to reserve balances over time. More detailed updates on the renovation project will be provided in the General Manger's report.

#### Revenue Analysis

February's income performance resulted in \$214,968, which is \$4,528 below the budgeted \$219,496, indicating a 2% variance. Here are a couple of the key sources of the variance:

- DRC Income: \$3,998 deficit
- Food & Beverage: \$682 deficit

Year-to-date income is \$6,047 below budget, primarily due to a \$6,425 deficit in DRC income. However, projections for March indicate we will see a rebound in DRC income as projects pick up in the Spring.

#### Cost of Goods Sold (COGS)

Costs of goods sold were in line with the budget in February coming in \$682 below budget, bringing our year-to-date total to only \$21 within budget.

#### Expense Analysis

For February, expenses totaled \$175,734 out of a budgeted \$178,484, a variance of \$2,750 or 1.5%. Year-to-date expenses have reached \$374,262, which is \$1,195 over the budgeted \$373,067, resulting in a variance of less than 0.3%. Here are the key expense items, year-to-date:

- Personnel Costs: \$8,683 under budget.
- Irrigation Costs: \$5,468 over budget.
- Grounds: \$2,804 under budget.
- Ranch House: \$5,150 over budget.
- Utilities: \$1,283 under budget
- Admin & Finance: \$2,420 over budget

- DRC: \$769 over budget
- RVR Community Expenses: \$169 over budget

As previously reported, irrigation line expenses are projected to exceed budget due to the annual reconciliation with the golf course. Ranch house expenses surpassed budget due to elevated HVAC, weight room, and cleaning costs in February and during the annual closure. These overages were largely mitigated by personnel cost savings resulting from staff leave.

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

The year-to-date financial performance through February reflected a 1.9% deficit variance, with a total net deficit of \$7,262.

### **Reserve Fund Summary**

The RVRMA's total reserve fund balance began February 1<sup>st</sup> on an accrual basis at \$5,968,185 comprised of \$3,048,324 in capital reserves and \$2,919,861 in special assessment funds.

Reserve income from dues totaled \$47,090, and interest income was \$16,394.

Reserve expenditures totaled \$83,195, including \$50,046 from the special assessment fund and \$33,148 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 repairs done on the ranch house boiler for \$11,700.

The ending reserve fund balance for February 28<sup>th</sup> was \$5,948,474 with \$3,078,660 in capital reserves and \$2,869,815 in special assessment funds.

### **Conclusion**

While the prior month's golf course reconciliation resulted in an initial financial setback, ongoing adjustments are being implemented. The current year-to-date performance reflects a 1.9% variance from budget. Though this is not a cause for concern, prudent fiscal management will continue to guide both operating budget and renovation project decisions

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

	February	Budget	YTD Actual	YTD Budget	Annual Budget
<b>Income</b>					
Assessments - Operating	191,147	191,163	382,294	382,326	2,294,100
Memberships	4,784	5,000	10,081	10,000	82,500
Swim & Fitness	1,383	1,083	4,683	3,166	27,100
Tennis	0	0	0	0	207,000
Homeowner Reimbursable Assessments	10,304	10,300	20,608	20,600	135,000
Other Income	7,350	11,950	15,779	23,400	206,500
<b>Total Income</b>	<b>214,968</b>	<b>219,496</b>	<b>433,445</b>	<b>439,492</b>	<b>2,952,200</b>
<b>Cost of Goods Sold</b>					
Swim & Fitness	3,566	5,000	9,300	10,000	71,500
Tennis	0	0	0	0	170,200
Concessions	547	300	755	600	28,500
Credit Card Fees	1,005	500	1,566	1,000	20,000
<b>Total COGS</b>	<b>5,118</b>	<b>5,800</b>	<b>11,621</b>	<b>11,600</b>	<b>290,200</b>
<b>Gross Profit</b>	<b>209,850</b>	<b>213,696</b>	<b>421,824</b>	<b>427,892</b>	<b>2,662,000</b>
<b>Expense</b>					
Personnel	115,543	124,206	238,933	247,617	1,603,400
Grounds	6,043	6,050	13,696	16,500	374,000
Irrigation	6,555	5,650	23,768	18,300	124,800
Ranch House Expenses	17,367	12,283	30,270	25,120	153,300
Utilities	10,880	12,610	23,927	25,220	138,100
Administrative	11,001	10,060	27,524	25,160	130,200
Finance	147	200	556	500	7,500
Design Review Committee	4,929	4,000	8,769	8,000	46,000
RVR Community Expenses	3,268	3,425	6,819	6,650	84,700
<b>Total Expense</b>	<b>175,733</b>	<b>178,484</b>	<b>374,262</b>	<b>373,067</b>	<b>2,662,000</b>
<b>Net Operating Surplus / Deficit</b>	<b>34,117</b>	<b>35,212</b>	<b>47,562</b>	<b>54,825</b>	<b>0</b>

**RVRMA Reserve Activity**  
**February 2025**

	February	Budget	YTD Actual	YTD Budget	Annual Budget
<b>Reserve Income</b>					
Reserve Assessment Income	47,090	47,090	94,180	94,180	565,080
Investment Interest Income	16,394	15,000	32,863	30,000	120,000
<b>Total Reserve Income</b>	<b>63,484</b>	<b>62,090</b>	<b>127,043</b>	<b>124,180</b>	<b>685,080</b>

	February	Budget	YTD Actual
<b>Reserve Balance February 1</b>	<b>3,048,324</b>	<b>2,919,861</b>	<b>5,968,185</b>
Income - Reserve Dues & Interest	63,484	0	63,484
Spending	(33,148)	(50,046)	(83,195)
<b>Reserve Balance February 28</b>	<b>3,078,660</b>	<b>2,869,815</b>	<b>5,948,474</b>

**River Valley Ranch Master Association**

**Public - Balance Sheet**

As of February 28, 2025

**ASSETS**

Current Assets

Checking/Savings

Wells Fargo Operating 248,821

Investment Accounts 5,744,407

Clearing Account (1,238)

Total Checking/Savings 5,991,990

Accounts Receivable

Special Assessments A/R 1,116,956

HOA Dues A/R 1,228

Miscellaneous A/R 470

Total Accounts Receivable 1,118,654

Other Current Assets

Undeposited Funds 1,024

Interest Receivable 46,113

Prepaid Expenses 28,606

Inventory 5,235

Total Other Current Assets 80,978

Total Current Assets 7,191,622

Fixed Assets 604,338

**TOTAL ASSETS 7,795,960**

**LIABILITIES & EQUITY**

**Liabilities**

Current Liabilities

Accounts Payable

Accounts Payable - Vendors 47,171

Accounts Payable - Payroll 43,790

Accounts Payable - Payroll Tax 4,093

Accounts Payable - P&D Deposits 851,740

Total Accounts Payable 946,794

Credit Cards

Wells Fargo Credit Card 7,934

Total Credit Cards 7,934

Other Current Liabilities

Interest Payable - P&D Deposits 13,962

Prepaid HOA Dues 45,797

Prepaid Income - DRC Fees 49,687

Prepaid Income - Tennis 7,600

Sales Tax Payable 89

AVLT Payable 13,569

Payroll Liabilities 3,344

Total Other Current Liabilities 134,048

Total Current Liabilities 1,088,776

**Total Liabilities 1,088,776**

**Equity**

Reserves (RVRMA, OT, TS) 6,042,472

Prior Operating Fund 1,058,167

Transfers to from Reserves (604,204)

Retained Earnings 154,302

Net Income 56,447

**Total Equity 6,707,184**

Rounding 0

**TOTAL LIABILITIES & EQUITY 7,795,960**

Dear Board Members,

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

**Irrigation:** We are reinstalling the cla-valves and preparing to turn the water back on in mid-April.

**Aeration and Fertilization:** We will begin aeration and fertilization on **Monday, March 31st.**

**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 12<sup>th</sup>.**

**Tennis Courts:** We have begun removing leaves and debris from the courts, we will start raking and adding clay as soon as possible.

**EAB:** Our crews will be helping with the removal of smaller caliper trees tagged by the town arborist.

**Pool:** We are replacing a circulation pump with the small hot tub.

Sincerely,

Travis Green

Landscape and Facilities Superintendent

## **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.

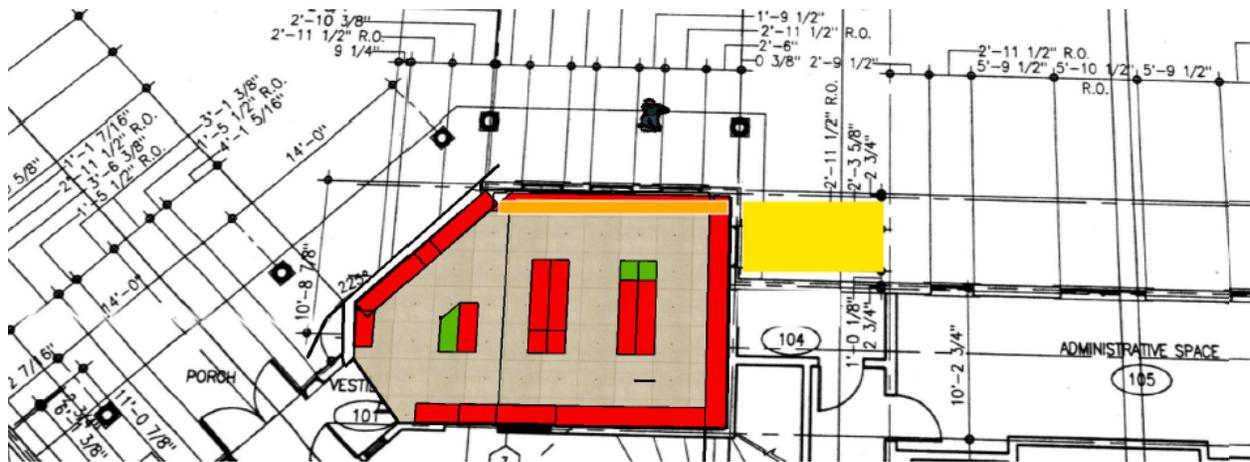
Phasing the project over 2 seasons is being discussed. This would mean that one portion of the construction would take place spanning between Labor Day and Memorial Day 2025/2026. Another phase could then take place between Labor Day and Memorial Day 2026/2027. The potential benefits of phasing are being 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.



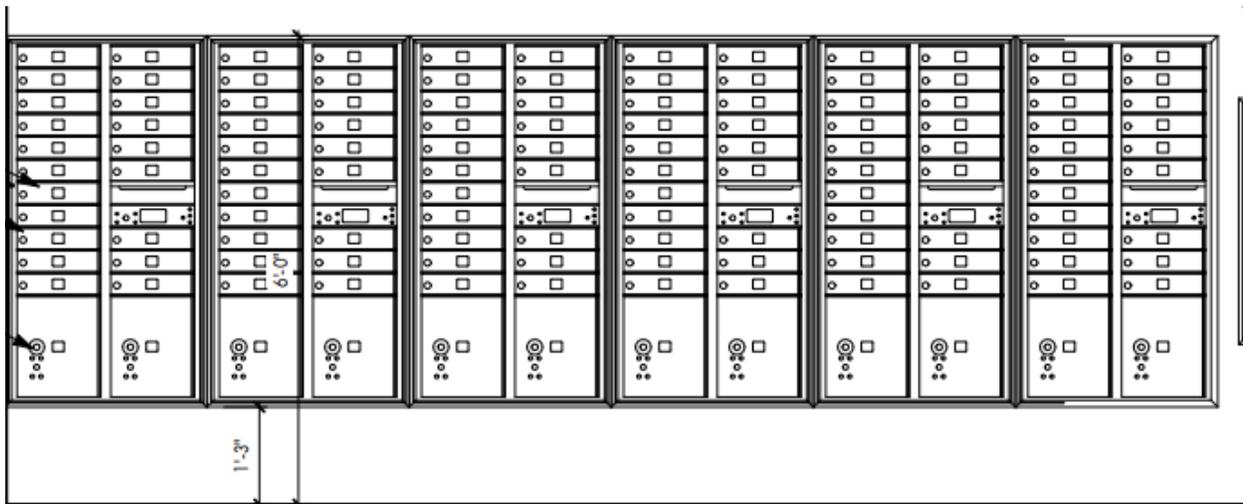
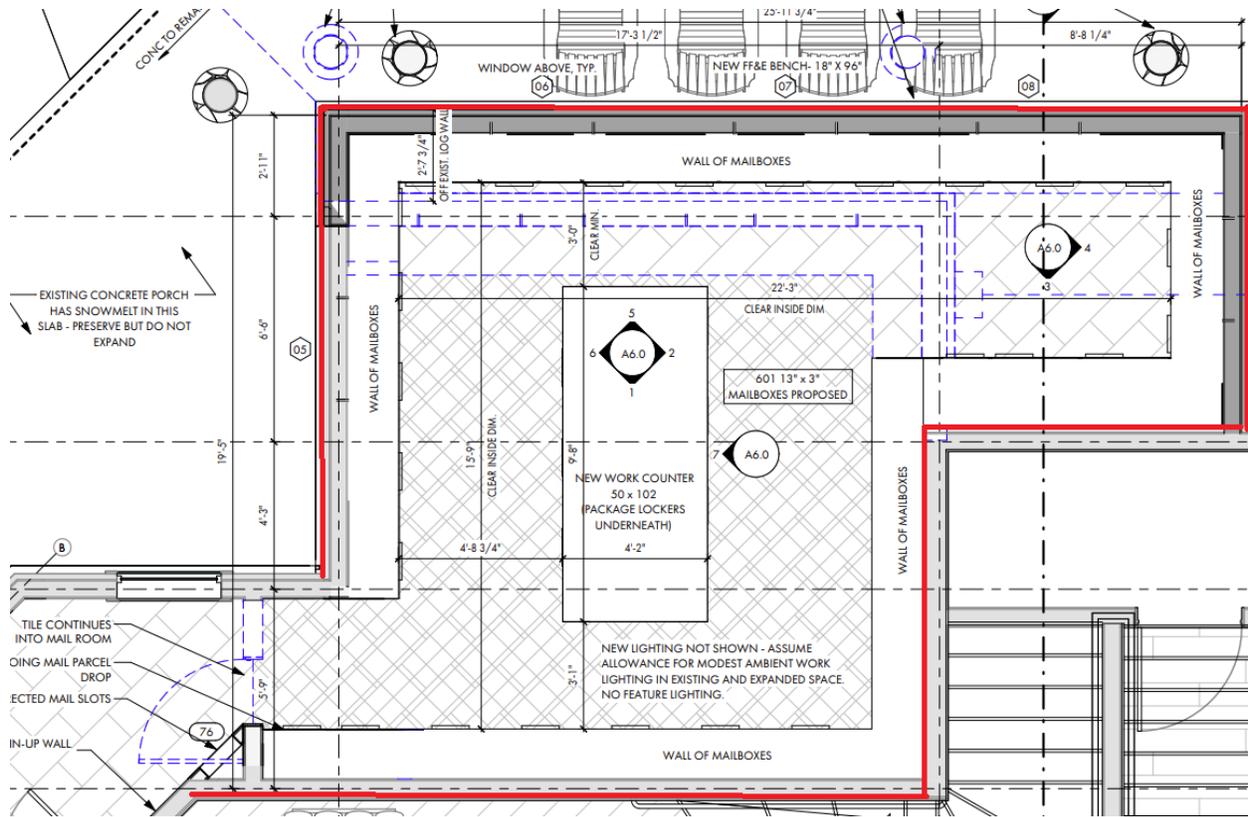
VIEW AT EAST SIDE ADDITION

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 cost estimates are as follows:

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