



RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MEETING Wednesday, September 24 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
Laura Hanssen, 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, August 27 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

- Carbondale Agricultural Heritage Fund (CAHF) Update
- Investment Policy Amendment

VII. New Business

- Fees for 2026 Budget

VIII. Adjourn

IX. Executive Session

- Staff Wage Discussion



RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MEETING
Wednesday, August 27 2025
Ranch House Conference Room & Zoom
DRAFT Minutes

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 **Absent**
Laura Hanssen, 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

Homeowner Attendees

In Person:

Wolf Gensch
Cathey Cooney
Janis Leasure
Ashley Kilroy

Via Zoom:

Sherry Stripling
David Hyman

I. Call to Order- Establish Quorum

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

II. Approval of Minutes

MOTION: Board Vice President, John Lund and Co-Treasurer, Carl Hostetter motioned and seconded the approval of meeting minutes of the RVRMA Executive Board Meeting held on July 23, 2025.

III. Public Comment

- Janis Leasure expressed concerns about the proposed color scheme for the Ranch House Renovation Project, sharing that she felt that it did not align

with the natural, rustic aesthetic of the area and would clash with the surrounding environment. She suggested using more neutral colors, similar to those used in Colorado country clubs, to maintain the region's beauty.

- Sherry Stripling commented on a proposal she had presented at a previous board meeting to amend the HOA bylaws by adding term limits for board members. She explained that term limits could provide both continuity and new perspectives on the board. She also highlighted that a straw poll at the annual meeting showed about half of the attendees supported the idea.

IV. Month End Financial Review – James Maguire

James Maguire presented a financial report for July and year-to-date. For July, operations posted a net deficit of \$33,870, which was slightly better than the budgeted deficit of \$35,655. This brings our year-to-date net surplus to \$21,548, compared to a budgeted \$18,191, keeping us ahead of plan by \$3,357.

Total income for July came in at \$288,218 against a budget of \$290,396, a shortfall of \$2,178. On the expense side, we spent \$273,945 versus a budget of \$277,951, resulting in favorable savings of \$4,006.

Net income for July was a deficit of \$33,870, which was \$1,785 better than budget. Year-to-date, the net surplus stands at \$21,548 compared to a budget of \$18,191, ahead of plan by \$3,357.

He highlighted savings in expenses and discussed the status of the reserve account, which increased to over \$6 million consisting of \$3,285,335 in capital reserves and \$2,725,517 in special assessment funds.

James added that as we move toward fall, focus will remain on monitoring irrigation, grounds, and Ranch House costs, while preparing for capital needs related to the Ranch House improvement project slated to begin post-Labor Day.

James also reported on special assessment collections, noting that five homeowners remained unpaid. The board commended James for his efforts in collecting the funds. James mentioned that one homeowner was on a payment plan and that further enforcement would be pursued if payments were not received by the end of the month.

V. Management Update

- **General Manager Report- Ashley Lynch**
Ashley provided updates on several operational matters, including the installation of new washers and dryers at the Ranch House. The new appliances will increase capacity and redundancy should one fail. Ashley

said that budgeting work for the 2026 Budget is underway and added that there was a productive Sub-Association presidents' meeting recently.

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

Mike congratulated Travis on the savings on grounds and maintenance in the budget. Travis said that meetings with Ashley and James have helped support this reduction in spending. Travis shared that a trench line was moved by RVR crews to accommodate Ranch House Renovation work which saved on association funds by performing the work in-house. A new flat screen was also installed in the great room recently.

VI. Old Business

- **Ranch House Renovation Update**

Ashley spoke about the upcoming Ranch House renovation, noting that a builder's risk policy has been secured. The renovation will begin with the pool area in the fall, with the rest of the work scheduled for spring.

John Lund thanked homeowner, Janice Leasure for her thoughtful presentation during public comment. Ashley said that there is some time to change color choices and added that the color swatches chosen by the Design Advisory Group are much lighter than depicted in the renderings, but a change could be entertained.

John commented that it is clear that homeowners care about the topic, and it could be a misstep if the color scheme was not received well and added that the same tenacious attitude that is taken with the budget should be implemented in the design. Tilework, concrete and umbrellas will be important. Laura Hanssen added that if the window trim was to remain the forest green color, other exterior elements should tie in.

Ben Johnston commented that keeping it conservative is a good strategy.

VII. New Business

- **Carbondale Agricultural Heritage Fund (CAHF) Next Steps**

The board discussed the reformation of the Carbondale Agricultural Heritage Fund (CAHF) as a nonprofit entity.

The board reviewed the idea of starting with three to five board members,

with a preference for an odd number to allow for tie-breaking votes. It was also covered that the board could seek applications from interested community members. Mike brought up the benefits to create modern, flexible governing documents that would serve the organization for the next 20 years.

Ben Johnston proposed serving as an interim director to establish administrative basics like a bank account and bylaws. The board reacted favorably to appoint him to this role.

MOTION: John Lund moved, and Todd Richmond seconded, to appoint Ben Johnston as the founding/organizing director of the Colorado Agricultural Heritage Fund (CAHF). In this role, Mr. Johnston is authorized to initiate the establishment of bank accounts and draft by laws. The motion was approved unanimously.

- **Investment Policy Amendment**

The board talked about amending the investment policy to allow for non-FDIC-insured money market accounts backed by U.S. bonds, which could potentially yield higher returns. James said that as the renovation moves forward, the HOA will need more liquid cash, we will want to hold the funds somewhere and maximize investment potential.

There was conversation around the two-year term limit stated in the policy. James said that the two-year term was in place in the current policy and no changes were made in the new proposal for that language. Ashley said there would be no problem extending it to three years. Todd Richmond added that he interprets the proposed policy to say that the term limit is for CD's only. James said that in practice they are considering the two-year limit for CD's.

The board agreed that the policy looked good with some potential minor language revisions. There was also conversation surrounding the proper notification process for the community.

MOTION – John Lund and Ben Johnston moved and seconded, to distribute the proposed Investment Policy Amendment to the public for comment and review before a final approval vote. The Board voted, and the motion passed unanimously.

Mike brought up the topic of term limits for board members. The board decided to gather community feedback through a survey. It was also commented that this topic could be added as a question covered in another

community survey.

Mike also informed the board that he and John Lund will be out for the October board meeting. It was suggested that the meeting could be moved to another date.

VIII. Adjourn

Meeting adjourned at 6:45 p.m.

DRAFT



September 24, 2025

General Manager's Report

Governance/Operations:

- The Ranch House renovation officially began on 8/25. We have released communications to the community with more specific information. Please refer to the Renovation Update in the Board Packet for further detail.
- Irrigation blowouts will commence in Early October. We will be handling common areas first followed by private residences.
- We have arranged for a fall leaf dumpster/yard waste container to arrive around October 6th. We gave parking consideration in light of the renovation. RA Nelson has parking signage to open spaces when they are not needed for subcontractors. A big thank you to Brian Leasure for allowing us to use the barn parking lot for overflow use.
- We continue to work on the 2026 budget. Timelines can be found in this board packet.
- In the Old Town Advisory Committee Meeting there was a motion made to discontinue the \$750 Siding allowance tied to their painting contract. In 2013 the RVRMA Board passed a Painting Contract Inclusion Policy which the board may want to consider changing. That policy is included in this packet.
 - The policy seems confusing and prone to misunderstanding.
 - While it does say that there "may" be a \$750 allowance, the Old Town Community should have the chance for public feedback before the \$750 is discontinued given limited attendance at the OTAC Meeting.
 - Changing the policy to clean up the language may be a good opportunity to solicit opinions from the Old Town Community via a 30-day posting before voting.
 - Note: The policy is tied to both the Settlement and Old Town, The Settlement Committee has not yet brought the allowance into question.
 - Eliminating the \$750 should theoretically lower dues given that less \$ would be required in their reserve fund.

Staffing

- We are fully staffed.

Sub-Associations & Neighborhoods

- **The Boundary** – They held an annual meeting on 8/21/2025.
- **Crystal Bluffs – No Updates**
- **The Fairways– No updates**
- **Old Town and Settlement –**
 - We have completed all homes in the Settlement. We are painting 11 homes in The Settlement and 9 homes in Old Town this year.
 - We had advisory committee meetings for both communities scheduled on 8/28 (Settlement) and 9/3 (Old Town).
 - Old Town will be selecting new paint colors which will then need to be approved by the DRC.
 - Old Town also voted to remove the \$750 siding allowance (details noted above)
- **Thompson Corner**
 - No Updates



RIVER VALLEY RANCH

RIVER VALLEY RANCH MASTER ASSOCIATION (RVRMA) BLOCK F AND BLOCK A PAINTING CONTRACT INCLUSION POLICY

The River Valley Ranch Master Association (RVRMA) has a declaration of protective covenants, bylaws and rules and regulations. Article 9.9 of the Declaration (*Power to Adopt Master Rules and Regulations*) empowers the Board of Directors to adopt, amend, repeal and enforce such Master Rules and Regulations as the Executive Board may consider necessary, desirable, or appropriate with respect to the operation of the master Association.

As per Section 3.3(b) of the Amended and Restated Master Declaration of Protective Covenants for River Valley Ranch whereby the Master Association is responsible for periodically repainting the residences in Tracts A (The Settlement) and F (Old Town); The Executive Board deems it necessary to adopt a policy for inclusion of incidental exterior wood or composite building material minor repair and/or replacement to be included in the Contractor's Scope of Work and contract in provision of painting services. Therefore the following policy and procedure will govern the residences in Tract A (The Settlement) and F(Old Town).

THE POLICY AND PROCEDURE

There may be a \$750 wood or composite material repair and/or replacement allowance allocated to any homes receiving service during the term of a contract. The allowance is strictly intended for work that is incidental to effective performance of the paint contract. The allowance is not intended for wood repairs identified during the annual pre-contract scope review. Any wood or composite material repair and/or replacement identified during the annual scope review will be the Owners responsibility prior to provision of paint services.

The Executive Director will coordinate wood or composite material repair and/or replacement work identified in the annual pre-contract scope review with those Owners prior to provision of paint services.

The Contractor will submit estimates for each home's repair/replacement for the Executive Director to review and approval prior to commencement of work. If the estimate for the repairs exceeds the \$750 allowance, then work will cease and desist immediately on that home and the Owner will be noticed of the repairs required that must be performed at their own expense prior to commencement of painting services. If the work exceeds the \$750 allowance, the Owner could then receive a \$750 credit for performance of this work only by the Owner or the Owner's Contractor. Upon completion of the work that is approved within the allowance, the Executive Director will inspect the work and confirm it is



RIVER VALLEY RANCH

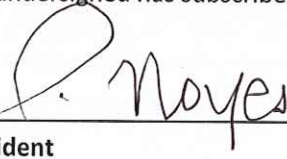
consistent with the scope and the estimate. The material repair/replacement work will be billed on a time and materials basis not to exceed the \$750 allowance and as approved by the Executive Director.

The Board of Directors may consult with the Old Town and Settlement Advisory Committees as it deems appropriate and necessary in this process.

This policy and procedure 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 resolution was adopted by the Board of Directors of the RVRMA at a duly called and noticed meeting of the Board of Directors held on this date 26 day of June, in the year 2013 and in witness thereof, the undersigned has subscribed his/her name.



RVRMA President

June 26, 2013

Date adopted

Ranch House 9.24.25 – Ali Anderson, Director of Programming & Community Engagement

Fitness

Three sets of heavier dumbbells have been purchased – 65 lb., 70 lb., and 80 lb. pairs. We will reevaluate the need for additional weights after these are in use through the new year. A new class called “Dynamic Conditioning” will rotate in for one of the Strong & Stable classes in mid-October. This class will blend elements of both a general strength/conditioning class and a ski conditioning class. This should ensure continued attendance of a wide range of participants, while bringing in pre-season ski fitness training into the mix. We’re also looking at adding an afternoon fitness class, geared towards teenagers, as well as a myofascial release and recovery class.

RIVER VALLEY RANCH				
Day	Time	Location	Class	Instructor
Monday 9/22				
	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
Tuesday 9/23				
	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
Wednesday 9/24				
	6:00-7:00 AM	Studio	PEAK Fitness	Shaylee
	8:00 - 9:00 AM	ZOOM	Qigong: Moving Meditation	Cari
	8:00-9:00 AM	Studio	Cycling + Upper Body Strength	Nicole (sub)
	9:15-10:15 AM	Studio	Gentle Slow Flow Yoga	Shelly
Thursday 9/25				
	7:30 - 8:30 AM	Studio	Vinyasa Flow Yoga	Shelly
	9:30-10:30 AM	Studio	Pilates for Everyone	Christy
	12:00 - 1:00 PM	Studio	Strong & Stable	Shaylee
	5:30 - 6:30 PM	Lap Pool	Master Swim	Dave
Friday 9/26				
	6:00-7:00 AM	Studio	PEAK Fitness	Shaylee
	8:00 - 9:00 AM	Studio	Gentle Slow Flow Yoga	Shelly
	9:30 - 10:30 AM	Studio	Cycle + Strength	Shaylee
Saturday 9/27 No classes - Happy Saturday!				
Sunday 9/28				
	4:30 - 5:30 PM	Studio	Restore & Renew Yoga	Ellen

Ranch House Usage –August 2025 summary

1. We had 4,876 check-ins for August 2025, compared to 5,721 in July 2025, and compared to 4,811 in August 2024. There was no notable decrease in Ranch House use, even with the recreation pool closed the last week of August.
 - a. 221 were Thompson Corner or ADU members.
 - b. 4,655 were homeowners or transferred members (long-term renters)
 - c. 528 were tennis members

Tennis

Tennis is still in full swing. Private lessons and clinics have moved from Court 1 to Court 5 to avoid construction noise disruption.

Staff

We’re fully staffed and added a part-time front desk team member, Trang Stuart, who is also an RVR homeowner. We’re so glad to have Trang on the team and everyone is happy to see her smile when they walk in. Please welcome Trang next time you’re at the Ranch House!

Pool

Besides a couple of days for construction fence set-up, lap lanes and hot tubs have remained open through this first part of the renovation project. We anticipate our next closure to be in mid-November, for approximately 30 days, while roof work is being completed.

In Other News

The new washers and dryers are working well!

Recent Events

- Family night – crafts and a movie 8/29
- Water aerobics end of summer party – 9/3
- Musical movie night – 9/6
- Dave Durrance Meet the Artist – 9/17

Upcoming Events

- Pre-Season Ski Conditioning Presentation 10/9
- Kids' Halloween Event 10/19
- Adult Halloween Event TBD 10/25
- Women's Self Protection Workshop 10/27
- Fall Craft Fair 11/1
- Tai Chi for Kids Book Presentation 11/8
- Venture Capital Presentation 11/13
- Jingle & Mingle Annual Holiday Party 12/6
- Cookies with Santa 12/21
- Vision Board Collage Workshop 1/3

DRC Report, September 2025 - Jessica Hennessy

The Design Review Committee experienced a lighter schedule in September, with fewer submissions than usual. While the Committee typically meets twice per month, the second meeting in September was cancelled due to a lack of new construction applicants. That said, the DRC continues to stay busy with ongoing project reviews, and we expect a fuller agenda in October as new construction applications and other homeowner projects move forward.

In September, the Committee reviewed a small group of noteworthy projects, including a back patio roof addition in the Settlement neighborhood, a landscape renovation in Custom Homes, and revisions to approved exterior materials for new construction. The DRC also continues to see a steady flow of other exterior home improvements.

The following New Construction projects were reviewed by the DRC in September:

- **Lot:** EE12, 850 Perry Ridge | **Review:** First Preliminary
- KK09, 4058 Crystal Bridge | **Review:** First Preliminary
- W16, 4077 Crystal Bridge | **Review:** Final Review

DRC Numbers September 2025:

- There have been **122** Administrative Review Applications processed so far this year (compared to **125** this time last year).
- There are currently **11** homes in the construction phase (from breaking ground to the final inspection phase/closeout).
- There are **4** applicants in the Preliminary Design Review phase.
- There are **6** applicants finalized by DRC and waiting on permits from the Town of Carbondale.
- There are currently **21 total** active new construction DRC files.



Executive Summary

In August, the net variance between the budget and actual bottom line was only \$70. Total income for the month was \$256,334, which fell short of budget by (\$9,282). Costs of Goods Sold closed at \$35,893 out of a budgeted \$38,600, a savings of (\$2,707). Expenses closed at \$225,871, or (\$6,505) versus the budget of \$232,376, also helping to offset softer revenues. This result brings the year-to-date net surplus to \$3,292.

	August			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Total Income	\$256,334	\$265,616	(\$9,282)	\$2,028,430	\$2,051,088	(\$22,658)
Less COGS	\$35,893	\$38,600	(\$2,707)	\$230,122	\$229,650	\$472
Gross Income	\$220,441	\$227,016	(\$6,575)	\$1,798,308	\$1,821,438	(\$23,130)
Total Expenses	\$225,871	\$232,376	(\$6,505)	\$1,782,186	\$1,808,608	(\$26,421)
Net Operating Surplus/(Deficit)	(\$5,430)	(\$5,360)	(\$70)	\$16,122	\$12,830	\$3,292

Revenue Analysis

August

In August, assessment income for the HOA met budget expectations. Guest fees and swim lessons were the only revenue categories exceeding budget. Guest fees totaled \$7,590 against a budget of \$7,000, resulting in a positive variance of \$590. Swim lesson revenue reached \$2,390, which was \$1,390 above the budgeted amount of \$1,000.

Several other revenue categories fell below budget, including Thompson Corner and ADU memberships, fitness group classes, tennis lessons, property transfer fees, and food and beverage sales. Collectively, these shortfalls resulted in a total negative variance of \$9,282 for August.

Year-to-Date

Year-to-date, total actual revenue stands at \$2,028,430, compared to a budgeted \$2,051,088, reflecting a small shortfall of \$22,658, or only a 1% variance.

The most significant variance is attributable to property transfer fees, primarily due to reduced home sales within the community. Tennis memberships and lessons are also down, generating \$8,434 less than budgeted. This variance appears to be driven more by overly aggressive budget assumptions than by declining participation in the tennis program.

Expense Analysis

August

In August, total expenses were \$225,869, compared to a budget of \$232,376, resulting in savings of \$6,507, or approximately 2% under budget. There were no material deviations from budgeted expenditures during the month. Savings were realized in grounds maintenance, while irrigation expenses continued to trend upward, largely due to last year’s irrigation water reconciliation with the golf course.



Year-to-Date

Year-to-date, total expenses were **\$1,782,186**, compared to a budget of **\$1,808,608**, reflecting savings of **\$26,421**, or just over a **1% favorable variance**. Personnel costs remain well-controlled, running within **1% of budget**. Irrigation costs are exceeding budget by **\$12,653 year-to-date**; however, this variance is being more than offset by savings in grounds maintenance, which is currently **\$36,088 under budget**.

Budget vs. Actual — Bottom Line

Year-to-date, the Association is running with a net bottom line surplus of **\$3,292**. For comparison, last year at this time we had a **\$39,756** surplus. So tighter controls are in place to maintain a soft landing into the end of the year.

Reserve Fund Summary

The reserve fund began August with **\$6,010,852** in combined balances. During the month, we recorded **\$132,414** in dues and interest and **\$146,379** in spending. As of August 31, the combined ending balance was **\$5,996,887**, consisting of **\$3,227,136** in Capital Reserves and **\$2,769,751** in Special Assessment funds.

Special Assessment

The second installment of the special assessment was due on **August 1st**. As of **September 12th**, all homeowners have remitted payment in full, with the exception of one homeowner who is current on an approved payment plan. Inclusive of this payment plan, the Association has successfully achieved its collection goal of **\$3,047,000** designated for the renovation project.

An additional **approximately \$3 million** is slated for the capital reserve portion of the project – replacement of items already existing in the Association’s reserve study.

Conclusion

Expense controls helped counter softer revenues in both August and year-to-date. We remain slightly ahead of budget year-to-date. As we head into fall, we will continue to monitor and adjust our forecast and aim for a year end within 1% of budget.

River Valley Ranch Master Association
Profit & Loss Budget Performance
August 2025

	August	Budget	YTD Actual	YTD Budget	Annual Budget
Income					
Assessments - Operating	191,191	191,183	1,529,204	1,529,324	2,294,100
Homeowner Reimbursable Assessments	10,676	10,300	93,993	93,800	135,000
Memberships	11,482	12,000	68,215	72,000	82,500
Swim & Fitness	3,455	3,083	18,752	21,664	27,100
Tennis	21,804	27,000	174,566	183,000	207,000
Design Review Committee	7,401	9,600	72,956	76,800	115,000
Other Income	10,325	12,450	70,745	74,500	91,500
Total Income	256,334	265,616	2,028,431	2,051,088	2,952,200
Cost of Goods Sold					
Swim & Fitness	7,080	7,800	50,500	51,500	71,500
Tennis	24,241	24,300	135,088	135,350	170,200
Concessions	2,399	3,500	27,264	26,300	28,500
Credit Card Fees	2,173	3,000	17,270	16,500	20,000
Total COGS	35,893	38,600	230,122	229,650	290,200
Gross Profit	220,441	227,016	1,798,309	1,821,438	2,662,000
Expense					
Personnel	141,126	138,992	1,061,313	1,074,404	1,603,400
Grounds	32,416	39,950	238,212	274,300	374,000
Irrigation	11,413	10,150	98,353	85,700	124,800
Ranch House Expenses	11,348	12,768	103,288	101,728	153,300
Utilities	12,156	11,810	92,032	92,280	138,100
Administrative	10,309	10,581	94,448	88,696	130,200
Finance	388	200	2,031	2,200	7,500
Design Review Committee	4,002	4,000	28,018	32,000	46,000
RVR Community Expenses	2,713	3,925	64,493	57,300	84,700
Total Expense	225,871	232,376	1,782,188	1,808,608	2,662,000
Net Operating Surplus / Deficit	(5,430)	(5,360)	16,121	12,830	0

RVRMA Reserve Activity
August 2025

	August Actual	Budget	YTD Actual	YTD Budget	Annual Budget
Reserve Income					
Reserve Assessment Income	47,090	47,090	376,720	376,720	565,080
Investment Interest Income	17,702	8,000	142,930	108,000	120,000
Total Reserve Income	64,792	55,090	519,650	484,720	685,080
Capitla Reserve					
Special Assess.					
Reserve Balance August 1	3,285,335	2,725,517	6,010,852		
Income - Reserve Dues & Interest	64,792	67,622	132,414		
Spending	(122,991)	(23,388)	(146,379)		
Reserve Balance August 31	3,227,136	2,769,751	5,996,887		

River Valley Ranch Master Association

Public - Balance Sheet

As of August 31, 2025

ASSETS

Current Assets

Checking/Savings

Wells Fargo Operating 327,965

Investment Accounts 6,604,627

Total Checking/Savings 6,932,592

Accounts Receivable

Special Assessments A/R 9,907

HOA Dues A/R 4,101

Miscellaneous A/R 150

Total Accounts Receivable 14,158

Other Current Assets

Undeposited Funds 461

Interest Receivable 47,468

Prepaid Expenses 42,666

Inventory 5,235

Total Other Current Assets 95,830

Total Current Assets 7,042,580

Fixed Assets 604,338

TOTAL ASSETS 7,646,918

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable - Vendors 150,314

Accounts Payable - Payroll 52,933

Accounts Payable - Payroll Tax 4,359

Accounts Payable - P&D Deposits 579,850

Total Accounts Payable 787,456

Credit Cards

Wells Fargo Credit Card 5,623

Total Credit Cards 5,623

Other Current Liabilities

Interest Payable - P&D Deposits 8,310

Prepaid HOA Dues 30,837

Prepaid Income - DRC Fees 36,929

Sales Tax Payable 2,015

Conservation Fund Payable 93,572

Payroll Liabilities 2,003

Total Other Current Liabilities 173,666

Total Current Liabilities 966,745

Total Liabilities 966,745

Equity

Reserves (RVRMA, OT, TS) 6,062,262

Prior Operating Fund 1,058,167

Transfers to from Reserves (604,204)

Retained Earnings 154,302

Net Income 9,646

Total Equity 6,680,173

Rounding 0

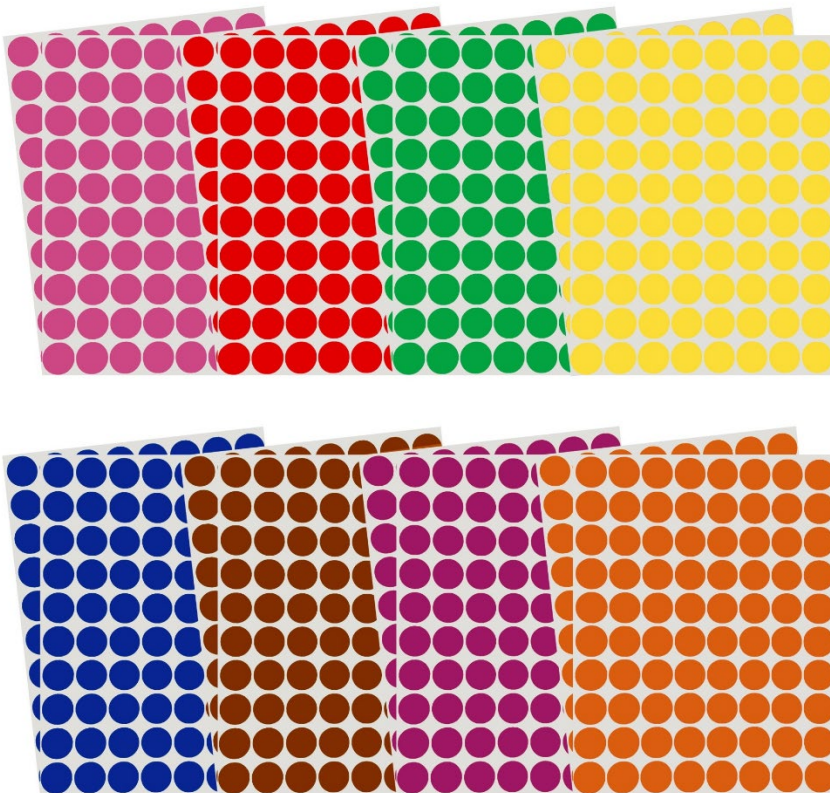
TOTAL LIABILITIES & EQUITY 7,646,918

Dear Board Members,

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

Irrigation: The irrigation team is continuing education with the Qualified Water Efficient Landscaper program in Aspen next week. You can learn more about the program at qwel.net.

We will begin winterizing common area irrigation on 10/1 and residences on 10/6. Upon completion, we will place a sticker in your controller with the date it was winterized.



Trees: As part of the Phase One plan, we will be planting several new trees in the community to replace ash trees that were recently removed. These plantings are being coordinated with the Town Arborist, who has selected both the tree species and their locations.

Travis Green

Ranch House Renovation Updates

August 27, 2025

Permitting

While some demolition work has been possible, we are nearing the limit of what can be accomplished without full approval from the Town of Carbondale. Currently, we are operating under a demolition permit. The town is experiencing a backlog of applications, which has slowed progress.

We have diligently responded to all questions related to approvals and continue to check on the permit's status. I recently met with Ryan Hyland, the new Town Manager, to discuss this and other topics. On a personal note—Ryan is fantastic. I give him a big thumbs up and am glad he's in the role.

Our permit has now been released from Safe Build, the third-party reviewer, and is with the town's building department. Thanks to our strong relationship with the department through the DRC, we're confident in their process and understand the current workload they face. We remain hopeful that the permit will be issued soon.

RAN is updating the project schedule weekly. The biggest concern tied to the delay is the pool deck and pool plaster work. As mentioned in earlier updates, completing the children's pool area this fall is key to finishing the full scope by Memorial Day. At this point, while the delay is not ideal, we do not believe it will be catastrophic.

Design

We've expanded the group providing input on design elements, with the goal of forming a subcommittee to advise on FF&E and design decisions, particularly for Phase II. This group includes Janis Leasure, who shared valuable public comments at our last board meeting.

For Phase I, umbrella colors have been revised. We're currently working through logistical challenges—specifically, coordinating between multiple vendors for stationary versus moveable umbrellas.

Parking

We've shared community information about parking changes during renovations. RAN has designated parking spaces, and signage we created has been posted to indicate when spaces are available for use outside of contractor needs.

Looking ahead, the arrival of the leaf dumpster will increase parking demand. To help ease pressure, Brian Leasure has generously offered the use of overflow parking on his lot.

Ranch House Renovation Updates

August 27, 2025

We have finalized our contracts with RA Nelson (RAN) to officially begin the Ranch House Remodel on **Monday, August 25**. The Guaranteed Maximum Price (GMP) is aligned with the financials previously shared with the community; the total GMP is **\$4,859,052**.

We have also secured a builder's risk policy covering all new construction as it is completed. This policy is in addition to RAN's liability insurance coverage.

Our irrigation crew has relocated the main irrigation lines away from the east-wing addition in advance of breaking ground.

We previously shared information on anticipated amenity closures and other important details; for convenience, that information is copied below. Please note that the **kids' pool** will be the first area of the pool deck to be demolished and replaced. We hope to complete that work before winter weather sets in. Further large-scale demolition of the pool deck will likely wait until spring to prevent moisture from percolating into exposed soil, which could cause complications later. We also provided more specific information to residents on Holland Thompson who live near that body of water, as construction noise will affect those homes.

In the text below, you'll find a link to the full Annual Meeting presentation, which covers many renovation details.

Thank you to the community for your continued support and understanding as we begin this important work on our Ranch House.

Ranch House Renovation Begins Monday, August 25 (Previously Released)

As part of the long-anticipated remodel to the Ranch House, renovation work will begin on Monday, August 25.

Many of these items have been discussed in monthly HOA meetings, featured on the website and newsletter, and presented at the annual meeting ([viewable here](#)). As we fast approach the start date, we want to do our best to communicate some specific dates that will impact Ranch House operations. Please keep in mind that this is a large project, combining building additions/special

assessment items with sorely needed reserve projects, such as roof replacement. Our priority is to keep all amenities open as much as possible, but some impacts are unavoidable.

As has been discussed, the renovation will be accomplished in 2 phases. Major construction will only take place in each phase between fall/winter/spring. We are trying to limit disruptions to dates roughly surrounding the period of Labor Day to Memorial Day. We do not anticipate closures to the interior of the Ranch House during the first phase of work.

We recognize the importance of clear communication throughout this process and are committed to minimizing disruptions whenever possible. Below are the key details related to the upcoming Phase 1 renovations:

What to Expect and When

- **The Snack Bar** will remain operational through **August 17** (limited food options will still be available as we go through our end of summer supplies).
- **The Lifeguards' last day** will be **Sunday, August 10** (coinciding with the closure of the slide).
- **The renovation begins Monday, August 25.** The **recreational pool will be drained, and construction fencing will go up**, leaving only the **lap lanes** and **hot tubs** open for winter.
- **Lap lanes/hot tubs** will **temporarily close between Aug. 25 and Sept. 2** to allow for construction staging. Dates may shift slightly, and updates will be provided as work progresses.
- **An additional lap lane/hot tub closure** is scheduled from **Sept. 22 through Oct. 5** due to **roof replacement work nearby.** This is required for life/safety reasons. Again, we will do our best to proactively communicate any changes to this schedule.
- **A major closure of the lap lanes/hot tubs** will take place this **spring from March 1 through June 15**, for critical renovation work. We understand this is a significant impact and we appreciate your patience. During this phase of work, the pool deck surrounding the lap pools will be removed/replaced, all coping and tile will be removed/replaced, and the pool will be re-plastered. This work is planned to be completed while the Recreational pool is in use.
- **The Recreational pool is expected to open around Memorial Day 2026.**
- **Tennis Courts will remain open as usual.** There will be **construction fencing leading to the courts.** Please note that **construction noise will be present.**

What's Being Renovated?

As communicated previously, this fall/winter/spring, construction crews will:

- Replace **all pool tile, coping, and plaster** on all bodies of water.
- Demolish and fully replace the **concrete pool deck** with a sand-finished integral color concrete surface.

- Build the new **East Wing addition (on the other side of the fireplace in the great room)**, featuring **family restrooms** and a **covered patio**.
 - Renovate the **mailroom**, which will be temporarily relocated to a **heated unit** in the first row of parking by the Ranch House (ADA parking will remain accessible). Completion is targeted for **February 2026**.
 - Replace the **Ranch House roof**, with some impact expected in adjacent outdoor areas. The new roof will be Class A fire rated architectural grade asphalt shingle.
-

Lap Lanes/Hot Tubs: Important Information

We know the **lap lanes and hot tubs** are a high priority for many in our community, particularly during the fall/winter/spring. While we are striving to **keep them open as much as possible**, closures will be necessary. Please keep in mind that these dates are based on a construction timeline, which is subject to change. As noted previously, we will do our best to communicate proactively as construction takes place. The dates below were shared in this document, but for the sake of clarity, lap lane/hot tub potential closure dates are as follows:

- **August 25 – September 2** (construction staging/fencing set up)
- **September 22 – October 5** (roof replacement close to the bodies of water)
- **March 1 – June 15, 2026** (full scope of work will be done on the lap pool and surrounding pool deck)

We're in regular contact with the general contractor to maximize lap lane/hot tub availability and minimize downtime. Underwater **noise impacts** are difficult to predict, and we'll monitor closely to determine whether it affects lap lane use. We appreciate your understanding and flexibility as we work through these variables.

Other Amenities and Services

- The **interior of the Ranch House should remain open** during this phase.
 - **Fitness classes, community events, and indoor activities** will continue as scheduled. **Ali Anderson** is coordinating closely with the renovation team to ensure programs continue with minimal disruption.
-

Please continue to check monthly newsletters and announcements for the latest updates.

We thank you for your cooperation and continued support as we navigate these major projects!

– RVRMA Management Team

Ranch House Renovation Updates

July 23, 2025

A detailed update was given at the Annual Meeting which is viewable [here](#).

Ranch House Renovation Updates

June 25,2025

We received updated pricing estimates from RAN this month and we have asked them to consider moving the mailroom renovations into phase one (fall 2025 to spring 2026). This was done in an effort to find cost savings. The idea is that the general conditions costs might decrease by putting a larger portion of the scope in that first phase.

Additionally, in past timelines, the pool deck work had been planned to separate the lap pool from the recreation pool/hot tubs in order to allow use over the winter season of 2025/2026. We now believe that accomplishing this entire scope all at once would result in cost savings that are needed to ensure adequate reserve funding.

We are closing in on a final guaranteed maximum price and we are simultaneously working with legal counsel to draft a construction contract (AIA Document A133). We would like to complete this in order to ensure that commitments can be made to sub-contractors given that work will be starting surrounding Labor Day 2025.

As we work on these items, we continue to check in with the Town of Carbondale concerning our building permit, which is pending at this time. Unfortunately, the Town is not able to give any estimates on approval dates. That said, we did get our application in early and we are optimistic that approvals will be granted with time to spare.

Ranch House Renovation Updates

May 28, 2025

RA Nelson (RAN) is completing their final pricing round, taking additional input/estimates from sub-contractors. We anticipate receiving these results in early June. This has been mentioned in previous reports. We are simultaneously awaiting our permit with the Town of Carbondale. Our plan to break ground this Fall remains unchanged.

As a reminder, our latest cost estimates include a \$500K contingency (in addition to a contingency held by the contractor). We see a path forward given those cost projections. To be clear, financial analysis is always ongoing and has no bearing on estimated start dates for construction. We are in for permitting with the Town and that process has been moving forward without delay. Please see last month's update for more details concerning financials, GMP and contract negotiations as well as phasing/scope.

We recently conducted "potholing" to try to physically locate electrical lines buried underground in the vicinity of the East Addition. This involved using pressurized water and a large vacuum to remove dirt causing minimal disruption to the area. While this work did not find the physical lines, it did give us confidence that the surveys conducted isolated the line locations and their estimated depths of 48" to 60" below the surface is accurate. Given that the excavation holes went down around 4.5 feet before hitting cobble/rock, the assumption is that they lie nearly 6' underground. This is good news, and we believe that we can construct the addition without having to move those lines, which would have a considerable cost.

We also completed mandatory Asbestos testing and there was none found, which is positive news.

Ranch House Renovation Updates

April 23, 2025

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

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

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

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

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

Phase One 9/2025 to 5/2026:

- New pool deck
- New plaster on all bodies of water
- New tilework (mostly the tile just above the waterline) but also tilework on the bottom of lap lanes

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

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

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

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



SWIMMING ADDITION FROM POOL AREA 3D 3



SWIMMING ADDITION FROM PARKING LOT 3D 2



MAIL FROM BIKE PARKING 3D

3



MAIL FROM ENTRY 3D

2

Ranch House Renovation Updates

March 26, 2025

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

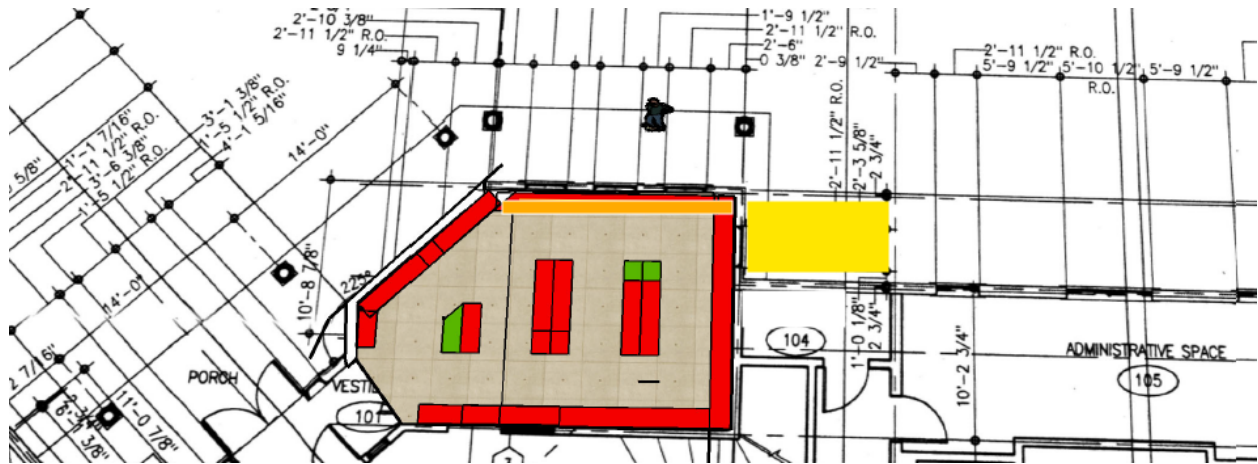
Phasing the project over 2 seasons is being discussed. This would mean that one portion of the construction would take place spanning between Labor Day and Memorial Day 2025/2026. Another phase could then take place between Labor Day and Memorial Day 2026/2027. The potential benefits of phasing are being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

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

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

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

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



Ranch House Renovation Updates

February 26, 2025

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

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

Ranch House Renovation Updates

January 22, 2025

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

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

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

As we forge through these phases and await another round of pricing we hope to have more detailed designs to share (please see the Dec. 11th 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 3rd to discuss Schematic Design (SD) prior to entering the Design Development (DD) phase.

We received preliminary pricing from RA Nelson (RAN) on November 15th. 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.



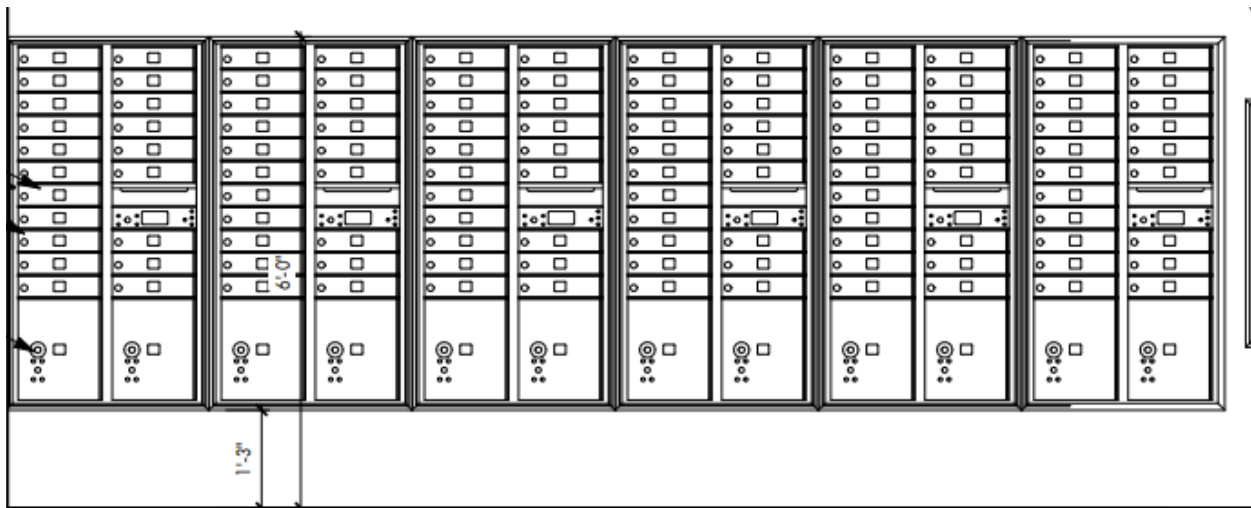
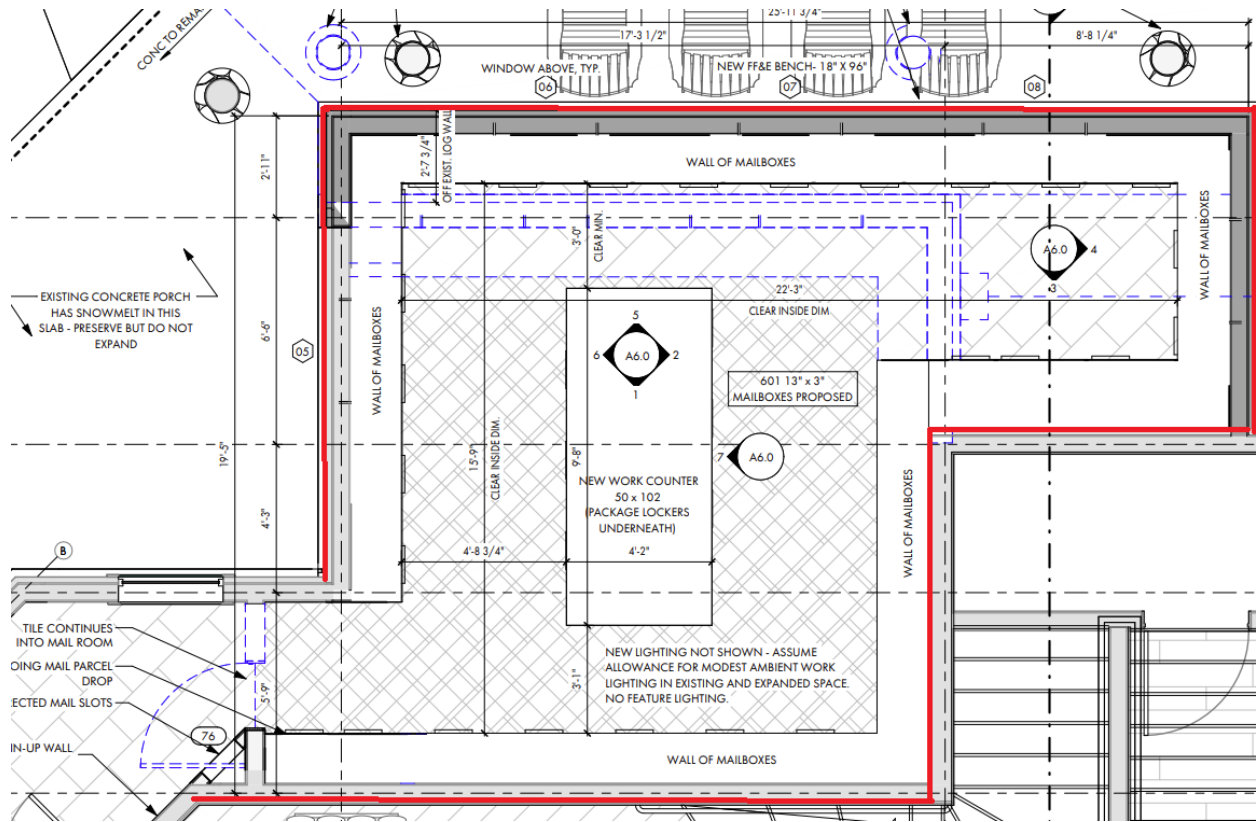
VIEW AT EAST SIDE ADDITION

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 (Photo of a wooden maintenance building)
- Tennis Shop Refurbish: \$25,000 (Photo of a small wooden building)
- Pool Decking Replacement: \$452,500 (Photo of pool deck)
- Main & Lap Pool Resurface: \$300,000 (Photos of pool surfaces)
- Spa Resurface: \$50,000 (Photo of a spa)
- Windows Replacement: \$150,000 (Partial) (Photo of window frames)
- Roof Replacement: \$202,730 (Photo of a roof)

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

RIVER VALLEY RANCH

Previous Report from 11/13/2024

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

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

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

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

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

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

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

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

Previous Report from 10/24/2024

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

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

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

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

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



Previous Report from 9/25/2024

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

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

Since that time, we have also selected an Architectural firm. After interviewing other architects, we ultimately decided to work with Land + Shelter (L+S), led by Andrea Korber. L+S is a well-known local architecture and planning firm. They have been involved with Carbondale projects such as: the Carbondale Pool/Rec Center and True Nature. As a long-time local, Andi has family in RVR and has familiarity with both our community, and our facility.

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

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

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

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

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

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

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

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

Ashley Lynch

GM RVRMA

River Valley Ranch Master Association

Investment Policy (Amended)

The River Valley Ranch Master Association (RVRMA) is responsible for managing the assets of the homeowners of River Valley Ranch. The Executive Board deems it necessary to adopt a policy for the investment of its cash. The overriding objective of the RVRMA's Investment Policy is the preservation of capital, while at the same time providing for liquidity requirements and optimizing the investment returns within the constraints of this policy. The following investment policies will be applied to all investments.

Procedures

1. The following procedures will be followed to ensure the investment policies are consistent and appropriate for the RVRMA's current financial condition:
 - a. The Investment Policy shall be reviewed annually and otherwise as necessary by the ~~Finance Advisory Committee and/or~~ the Board Treasurer and the **General Manager** for any revisions.
 - b. The Association will use a term-laddered approach to investments with money market, short-term and medium-term treasury bills, certificates of deposit not to exceed two (2) years, **and money market funds primarily invested in obligations of the United States Government or its agencies, provided such obligations are rated at least "AA" or equivalent by a nationally recognized rating agency. These funds may not be FDIC insured but must be backed by the full faith and credit of the United States Government.**
 - c. The CD's will be spread between institutions so that all are insured under FDIC. **In the case of U.S. Government bond money market funds described in Section 1(b), the requirement for FDIC insurance shall not apply, as such funds are secured by obligations backed by the full faith and credit of the United States Government.**
 - d. It will be the responsibility of the ~~Finance Advisory Committee of the Executive Board and/or~~ the Board Treasurer and **General Manager** to identify and recommend specific investments.

2. To provide oversight on the investments, and to ensure compliance with the investment policies, the following procedures will be followed:
 - a. The Executive Board Treasurer and **General Manager** will review Investment Account Statements and Financial Statements, on a monthly basis. Any accounts exceeding the FDIC insured limits will be noted.
 - b. The **General Manager** will provide the Treasurer and Accountant with any information regarding operational or reserve needs to determine if the excess in the account can be moved to a liquid investment account.
 - c. The Executive Board ~~Director and~~ Treasurer **and General Manager** will then agree on a dollar amount and the investment account to move out of the cash account which is in excess of FDIC limit.
 - d. The same procedure will be used for operational cash as well as reserves and capital cash reserve investment accounts.

- e. If an investment instrument is coming to maturity, then the Treasurer and **General Manager** will identify and reinvest per policy 1(b) above.
- f. The Executive Board will receive a report at each monthly meeting.

RVRMA President Date Adopted

Task	July	August	September	October	November	December
Complete end of year forecast		Fri 8/29				
Discuss Fees for Next Year			Wed 9/24			
Release of Budget Summeries to Community				Fri 10/10		
Hold Public Sessions for Budget Feedback/Q&A				Tue 10/14		
Hold Public Sessions for Budget Feedback/Q&A				Wed 10/15		
Present Proposed Budget at Board Meeting				Wed 10/22		
Revision of FINAL 2021 Budget with any Board changes				Fri 10/31		
Budget Summary Shared with Community via Email					Sat 11/8	
Board of Direc Budget Ratification at Board Meeting					Wed 11/19	
Approved Budget Added to Website for Community Review + special mailing from notifying homeowners of upcoming vote.					Thu 11/20	
Email Budget Ballot Via Survey Monkey (Minimum 14 days from public posting)						Fri 12/5
Board Meeting Final Budget Ratification						Wed 12/17