

December 2025 Renovation Updates

To view previous renovation updates for historical context, you may click [here](#) to view the posted versions on the RVRMA website.

As explained in previous updates, a delay in our permitting through the Town of Carbondale has resulted in adjustments to the project timeline. If you are not up to date on those changes, we encourage you to visit the link above (October's update). While discussions about the revised timeline continue, we are maintaining the previously communicated schedule for now.

Roofing Project and Pool Area Access

We continue to work on the roofing project. A big thanks to the community for their understanding, particularly those utilizing the lap lanes. Roofing work continues and is scheduled to conclude in early January 2026. We have selected a very thick shingle that will provide maximum visual texture on the roof. While we had considered a synthetic shake roof that would have matched the original aesthetic of the Ranch House, that proved to be cost prohibitive. Selecting the premium shingles seemed to be a pragmatic middle ground.

East Wing and Mailroom Additions

Progress continues on the East Wing Addition. Walls are going up and the building is taking form. As mentioned previously, all plumbing and radon mitigation was installed under the completed concrete slab. It's very exciting to see this addition going vertically!

The Mailroom wall will be demolished the week of the board meeting and we hope to have a slab poured, with the outside wall being rebuilt in the near future.



Pool Renovation Progress

At this time we are waiting for a spring window to complete this scope. Waterline tile has been installed in both the rec pool and the kids pool.

Ranch House Misc

We have moved our holiday tree to accommodate work that will be done around that nearby exit. This is being done to accommodate work on the building's exterior surrounding the east wing additions. We also had to remove escutcheon rings (metal rings around the fire suppression heads) some of which had fallen during roofing work. RAN brought in equipment to remove them to ensure safety.

Note: Escutcheon rings are aesthetic, not impacting the functionality of the sprinkler system.

Design

We have a design meeting set for January 9 at 12:30pm. This meeting will be attended by the full DAG alongside the RVR team, Land and Shelter and Janis Leasure (as a newer addition to the group). We will be reviewing all design elements and finishes.

Financials:

At the end of November, the Capital Reserve Fund balance stood at \$2,969,789, while the Special Assessment Fund balance was \$2,401,505, for a combined total of \$5,371,294.

Total reserve spending for the month was \$217,833 (vs \$345,639 last month). This included \$107,442 in Capital Reserve expenditures and \$110,391 in Special Assessment spending.

In James' financial report you can see this as well as total expenditures year to date. As we continue to receive updates, we will communicate the status of change orders and generally unforeseen expenditures outside of GMP.