



RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MEETING

Wednesday, Sept. 23, 2026

Ranch House Conference Room & Zoom Meeting Agenda

Executive Board of Directors

Michael Banbury, President
John Lund, Vice President
Todd Richmond, Co-Treasurer
Ben Johnston, Secretary
RJ Spurrier, Director|
Laura Hanssen, Director
Alexander “Z” Hoffman

Management Attendees

Ashley Lynch, General Manager
Jessica Hennessy, Director of Community Services
James Maguire, Controller
Casey Miller, 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, Aug. 26, 2026.

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- Casey Miller
- DRC Report- Jessica Hennessy
- Finance Report- James Maguire

- Facilities & Grounds Report- Travis Green

VI. Old Business

- Ranch House Renovation Update
- CAHF
- Budget Timeline

VII. New Business

- Fees for 2027 Budget
- Wildfire Risk Acknowledgement

VIII. Adjourn

IX. Executive Session

- Staff Wage Discussion



RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MEETING

Wednesday, Aug. 26, 2026

Ranch House Conference Room & Zoom

Meeting Minutes - DRAFT

Executive Board of Directors

Michael Banbury, President
John Lund, Vice President *absent*
Todd Richmond, Treasurer
Ben Johnston, Secretary *Via Zoom*
RJ Spurrier, Director *Via Zoom*
Laura Hanssen, Director *absent*
Alexander "Z" Hoffman, Director *Via Zoom*

Management Attendees

Ashley Lynch, General Manager
Jessica Hennessy, Director of Community Services
James Maguire, Controller
Casey Miller, Director of Programming & Community Engagement
Travis Green, Facilities & Grounds Superintendent

Homeowner Attendees

Jeff Krentz *in person*
Slade Broom *via Zoom*

I. Call to Order- Establish Quorum

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

II. Approval of Minutes

- Board President Michael Banbury and Treasurer, Todd Richmond, moved and seconded the approval of meeting minutes of the RVRMA Executive Board Meeting held on July 28, 2026. The motion passed.

III. Public Comment

- No public Comments were received.

IV. Month End Financial Review

- James Maguire reviewed July and year-to-date financials. July ended with a small deficit of approximately \$1,100, and year-to-date results remain close to budget. DRC fee income and irrigation costs continue to impact results, while savings in grounds and other operating areas have helped offset those variances. The Board also discussed the July 4 event, noting lower expenses due to the potluck style party. Ashley highlighted that the association did not charge admission for the event as in years past. No negative homeowner feedback was received.

V. Management Update

- **General Manager Report- Ashley Lynch**

Ashley Lynch provided updates on the replacement light pole across from the Ranch House, which remains pending coordination with Xcel Energy. He also reported on an EcoFlight tour focused on watershed and environmental issues, including a potential Crystal River headgate project. Ashley added that the RVR is currently hiring for a front desk position.

- **Programming & Community Engagement Report- Casey Miller**

Casey Miller reported a successful summer season, with the snack bar and staffed pool season wrapping up. The pool will transition to swim-at-your-own-risk following the end-of-season activities. Staff is also reviewing guest policy questions related to gatherings at the Ranch House.

- **DRC Report- Jessica Hennessy**

Jessica Hennessy reported that Town Building Official Aaron Kuhns attended a DRC meeting to discuss the 2025 Wildfire Resiliency Code and new Town permitting requirements. The Board discussed how the code may affect fence replacements, particularly in Old Town, where homeowners may need to consider different materials to meet wildfire requirements. The Town continues to work through implementation and acceptable material options.

- **Finance Report- James Maguire**

James Maguire reported that he and Ashley have begun updating the year-end forecast. The current projection is approximately \$20,000 below budget, which remains within 1% of the overall budget. Lower-than-anticipated revenue and irrigation costs continue to be key factors.

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

No significant updates were reported. Michael Banbury recognized the

Grounds team's efforts to control costs and support the Ranch House renovation project.

VI. Old Business

- **Ranch House Renovation Update**

Phase 2 of the renovation is scheduled to begin Sept. 8. During the first week, Ranch House access is expected to shift temporarily to the East Wing while a construction barrier is installed. The mailroom, pools and upstairs amenities are expected to remain accessible, although noise and temporary access changes should be anticipated. The timing of potential water or power interruptions is not yet known. Locker room renovations will be prioritized to reopen those spaces as quickly as possible, and coffee and tea service is expected to continue. The current project timeline anticipates completion in March.

- **CAHF**

It was noted that there are no significant changes to report. Communications continue, the related paperwork is settled. Future collaborative projects benefiting the RVR community and Town of Carbondale are anticipated, with AVLTL likely to remain involved.

VII. New Business

- **Budget Timeline**

The budget timeline remains generally consistent with prior years, with Ashley and James beginning the forecasting and budgeting process. Community budget presentations anticipated in October. Ashley noted potential challenges related to lower ancillary and real estate-related revenue, as well as future reserve funding needs. Treasurer Todd Richmond asked for an opportunity for an informal preview of the budget before it is presented to the full Board.

VIII. Adjourn

- Meeting adjourned at 6:05 p.m.



**September 2026
General Manager's Report
Governance/Operations**

- Please refer to the renovation report for important updates on construction.
- We have begun our budget process to formulate the 2027 RVRMA budget draft. We included the 2027 budget timeline in this board packet. Anticipated Fees for 2027 will be discussed in today's meeting.
- We will be deploying a fall leaf/yard cleanup dumpster in the RH parking lot in early October.
- RVR hosted its semi-annual sub-association meeting September 9, providing an opportunity to share financial information, contractor resources and management best practices.
- Wildfire-awareness outreach—There was a significant volunteer effort after an August meeting with “neighborhood ambassadors” from the RF Wildfire Collaborative to distribute wildfire-awareness door hangers throughout RVR. By September 7, essentially the entire community had been covered.

Staffing

- We are looking for some additional PT/FT help at our front desk.

Sub-Associations and Neighborhoods

- **The Boundary —**
 - Owners approved a 0.75% Capital Reserve Contribution effective September 1, 2026. The Boundary will hold its 2027 budget work session September 24, with budget ratification scheduled for October 15.
- **Crystal Bluffs —**
 - A board meeting was held Aug 19th with their community manager, Preferred Properties. An additional meeting was also called on Monday 9/14 (via Zoom)
- **The Fairways —** No updates.
- **Old Town and the Settlement**
 - Painting is complete for 2026.
 - We have an OTAC meeting upcoming on 9/30.
 - The Association assisted with setup for a Settlement Community Picnic on August 26th, which was well attended.
- **Thompson Corner**
 - TC held its annual meeting March 18.

Ranch House Usage – August 2026 Summary

In August 2026, the Ranch House recorded 5,344 total check-ins, compared with 4,876 in August 2025, representing a year-over-year increase of 468 check-ins, or approximately 9.6%. During the month, a total of 750 guests visited the Ranch House.

A total of 789 unique individuals checked in during August 2026, with 32 individuals visiting 20 or more times throughout the month. Of the total check-ins, 26 were associated with Thompson Corner or ADU memberships and 62 were associated with tennis memberships.

Staffing & Ranch House Operations

We have now said goodbye to our summer seasonal staff and supervisors. Our final weekend with the summer team was August 29 and 30, with pool attendant support continuing through Labor Day weekend.

We have welcomed two new Front Desk team members, Teresa and Bekah, and currently have one additional part-time position available.

Phase 2 renovations are now underway, and the team has settled into the temporary Front Desk setup. With the coffee bar now available in the Great Room, we have been able to make good use of the spaces that remain open and continue creating a welcoming environment for owners during construction.

Tennis

As of September 23, 2026, we have 62 tennis memberships, compared with 64 at the same time last year. Current memberships include 54 individual memberships and 8 family memberships.

We will be celebrating the tennis season, along with Cristina's 15th season as the RVR Tennis Pro, on Thursday, October 1 with an Italian-themed potluck on the East Wing patio.

Fitness

We continue to encourage advance registration for fitness classes to help avoid cancellations due to low enrollment. Reminders are being shared through the Friday newsletter and at the Front Desk, as advance sign-ups help provide a more accurate picture of attendance.

Water aerobics will wind down for the season at the end of September, with the final class date dependent on the Recreation Pool closing schedule and weather. Additional sessions of the popular Intro to Strength class have also been added to help owners build confidence and learn how to effectively use the gym and equipment.

We have purchased new resistance bands for the fitness area and are reviewing additional equipment requests from owners. We also worked with Amanda from TAC to improve the stereo setup and speaker balance in the fitness studio. During Phase 2 construction, we are working with the RA Nelson team to minimize construction noise during scheduled class times whenever possible.



Day	Time	Location	Class	Instructor
Monday 9/21				
	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	Nicole
Tuesday 9/22				
	6:00-7:00 AM	Studio	PEAK Fitness	Gavin
	8:00 - 9:00 AM	Studio	Gentle Slow Flow Yoga	Anthony
	9:30 - 10:30 AM	Studio	HIIT	Lauren
	10:00-11:00 AM	Rec Pool	H2O Resistance & Core Class	JoAnn
	5:30 - 6:30 PM	Lap Pool	Master Swim	Dave
Wednesday 9/23				
	8:00 - 9:00 AM	ZOOM	Qigong: Moving Meditation	Cari
CANCELLED	8:00-9:00 AM	Studio	Cycle & Strength	Susan
	9:15-10:15 AM	Studio	Gentle Slow Flow Yoga	Shelly
	4:00-5:00 PM	Studio	Pilates for Everyone	Johnna
Thursday 9/24				
	6:00-7:00 AM	Studio	PEAK Fitness	Gavin
	7:30 - 8:30 AM	Studio	Vinyasa Flow Yoga	Shelly
	7:30 - 8:30 AM	Gym	Intro to Strength Training	Gavin
	10:00-11:00 AM	Rec Pool	H2O Resistance & Core Class	Laurie
	12:00 - 1:00 PM	Studio	Dynamic Conditioning	Gavin
SPECIAL CLASS	1:30-2:30 PM	Gym	Intro to Strength Training	Gavin
	4:00 - 5:15 PM	Studio	Myofascial Release (MFR) + Recovery	Lindsay
	5:30 - 6:30 PM	Lap Pool	Master Swim	Dave
Friday 9/25				
	8:00 - 9:00 AM	Studio	Gentle Slow Flow Yoga	Shelly
	9:30 - 10:30 AM	Studio	Cycle + Strength	Mellie
Saturday 9/26 <i>No classes - Happy Saturday!</i>				
Sunday 9/27				
	4:30 - 5:30 PM	Studio	Restore & Renew Yoga	Ellen

Events & Programming Update

On August 29, we hosted our first RVR Slide Championship as part of the End of Summer Splash. Despite the overcast weather, participants completed more than 850 laps in just under two hours. Each lap earned a rubber bracelet, providing a colorful and easy way to tally totals at the end. Our overall winner completed an impressive 125 laps! It was a fun afternoon for all and a great way to close out a busy summer with our fantastic lifeguard team.



We are looking ahead to a number of annual and new events as we continue to better understand how to make the most of the spaces available during renovation. A special thank you to Brian Leasure and his team at the RVR Barn for generously making their space available for our October 23 Annual Halloween Celebration and December 5 Holiday Evening.

Upcoming Events

- 10/1 – Tennis End of Season Italian Potluck on the East Wing Patio
- 10/6 – End of Summer Water Aerobics Potluck – details and time TBD
- 10/17 – Wine tasting at the Ranch House with Chris Becker, our wine representative
- 10/23, 4–6 p.m. – Annual Halloween Bash at the RVR Barn. All are welcome and costumes are encouraged! More details to follow.
- Save the date: 12/5 – Annual Adults Holiday Party at the RVR Barn
- Save the date: 12/13 – Cocoa and Cookies with Santa at the Ranch House
- Early November, collaborating with RVR4Good to come up with a fun community event to share giving opportunities through local non-profits as we head into the Holiday Season.

DRC Report - September 2026

Jessica Hennessy

September DRC Activity

The DRC held two meetings during September. A new project on Crystal Canyon Drive was introduced for review, and two other new construction projects came before the Committee for final review. Two additional new construction projects on Crystal Bridge Drive and Sopris Mesa Drive also wrapped up during the month.

Exterior lighting became a topic of discussion after lighting concerns were identified during Final inspections on two new construction projects. The Committee discussed strengthening the lighting standards in the Design Guidelines. The DRC also worked through a new wildfire resiliency waiver, with language developed with the assistance of legal counsel.

The DRC also reviewed its first application under the new Vacant Lot Improvement Policy. The proposal includes low-growing native seed and irrigation on an adjacent vacant lot.

September 2026 Reviews:

- GG08, 121 Bowles | Review: Second Prelim & Final Review
- GG10, 118 Bowles | Review: Final Review
- EE05, 851 Perry Ridge | Review: Vacant Lot Improvement
- Z21, 384 Crystal Canyon | Review: First Preliminary
- GG09, 120 Bowles | Review: Material (Changes to Approved)
- A21, 464 Settlement | Review: Privacy Screen & Landscape
- KK21, 4116 Crystal Bridge Drive | Review: Dark Sky Lighting

DRC Numbers September 2026:

- There have been **67** Administrative Review Applications processed so far this year (There were **122** in Sept. 2025).
- There are currently **Eight** homes in the construction phase (from breaking ground to the final inspection phase/closeout).
- There are **Four** applicants in the Preliminary Design Review phase.
- There are **Five** applicants finalized by DRC and waiting on permits from the Town of Carbondale.



Executive Summary

August was our strongest month of the year from an operating budget perspective, generating a monthly surplus of just over \$10,000. This favorable result was driven in part by an unexpected increase in DRC fee revenue, which came in more than \$6,000 over budget. As a result, our year-to-date operating position improved to a positive budget variance of \$5,537.

We are also experiencing some payroll attrition in September, which should help reduce personnel expenses for the remainder of the year. Based on current trends, our year-end outlook has improved, and we may finish the year with an operating surplus. The final result will depend in part on several variable expense categories, particularly legal fees and tree maintenance.

On the reserve side, we have been in the transition period between Phases I and II of the renovation project, while work continued throughout the summer on the new maintenance building in the rear parking lot. During August, R.A. Nelson draws totaled just over \$200,000. Reserve spending is expected to increase again in September as Phase II construction begins. We are entering this phase with approximately \$100,000 remaining in the project contingency.

Overall, both operating performance and the reserve project remain on a solid course as we head into the final four months of the year.

Revenue Analysis

Total revenue for August was \$281,569 compared with a budget of \$273,649, resulting in a favorable variance of \$7,920. A significant portion of the monthly surplus came from DRC fee income, which totaled \$12,926 against a budget of \$6,700, a favorable variance of \$6,226. This was the highest monthly DRC revenue since September 2025. Food and beverage revenue also performed well, finishing \$1,866 above budget for the month. Looking ahead to September, we anticipate another strong month for DRC revenue as additional applications move through the design review process.

Year-to-date revenue through August totaled \$2,076,398 compared with a budget of \$2,081,342, representing a modest shortfall of \$4,944, or just 0.2%. Assessment income remains essentially exactly on budget at \$1,604,473 versus a budget of \$1,604,472, a favorable variance of \$1.

For perspective, assessment income represents approximately 80% of total annual budgeted revenue, while DRC fees account for only about 3%. Accordingly, the strength and stability of assessment revenue continues to provide a solid foundation for overall operating results, while fluctuations in DRC revenue can create more noticeable month-to-month variances despite representing a relatively small portion of total annual revenue.

Expense Analysis

Cost of goods sold for August totaled \$42,837 compared with a budget of \$43,353, resulting in a favorable variance of \$516. Year-to-date COGS totaled \$219,564 against a budget of \$234,804, generating savings of \$15,240. These savings are spread across several operating areas, including tennis, swim, fitness, food and beverage purchases, and credit card processing fees.

Operating expenses for August totaled \$240,812 compared with a budget of \$242,428, resulting in a favorable



variance of \$1,616. Most expense categories were reasonably close to budget for the month, with savings in pool maintenance and tree maintenance contributing to the overall favorable variance.

Year-to-date total expenses were \$1,860,529 compared with a budget of \$1,855,590, resulting in a modest unfavorable variance of \$4,939, or just 0.3%. Irrigation costs remain approximately \$19,830 over budget; however, this is being more than offset by savings of \$24,205 in grounds maintenance. We are also continuing to realize savings in the community events line item, primarily due to the elimination of catering costs for the Fourth of July event.

Bottom Line

August closed with an operating surplus of \$10,051, bringing the year-to-date surplus to \$5,357. Notably, DRC fee revenue, which had been one of the more significant unfavorable budget variances throughout the year, has improved substantially and is now making a meaningful positive contribution to overall operating results.

Reserve Fund

Reserve activity increased in August with construction of the new maintenance building, installation of a new sound system, and payments for materials related to the start of Phase II. The Association began the month with a total Reserve Fund balance of \$2,799,999, consisting of \$1,905,712 in Capital Reserves and \$894,287 in Special Assessment funds.

During August, the Association received \$52,630 in reserve assessments and earned \$8,861 in interest income. Reserve expenditures totaled \$238,059, of which \$150,483 was charged to Capital Reserves and \$87,576 to the Special Assessment Fund.

After accounting for these additions and expenditures, the total Reserve Fund balance decreased by \$176,568 during the month, ending August at \$2,623,431. The August 31 balance consisted of \$1,816,720 in Capital Reserves and \$806,711 in Special Assessment funds.

Cash and Investment

As of August 31, the Association held \$189,221 in its Wells Fargo operating account and \$296,909 in its Edward Jones investment accounts. Of the funds held at Edward Jones, approximately \$1.7 million was invested in certificates of deposit, \$827K was held in a money market mutual fund, and \$442K represented construction deposits.

The Reserve Fund and Edward Jones balances measure two different aspects of the Association's financial position. The Reserve Fund represents the accounting balance of funds designated for reserve purposes after contributions, investment earnings, and reserve expenditures, while the Edward Jones balance reflects the actual cash and investments held in those accounts. As a result, the Edward Jones total also includes funds outside of the Reserve Fund, such as construction deposits and other designated cash holdings.

Conclusion

Overall, August represented a meaningful improvement in the Association's financial position. Stronger-than-



RIVER VALLEY RANCH MASTER ASSOCIATION

Narrative Financial Report — August 2026

Prepared by James Maguire, Controller

expected revenue, continued savings in several operating categories, and generally disciplined expense management moved year-to-date operations back into a modest surplus and improved the outlook for the remainder of the year. While certain variable costs, including legal fees, tree maintenance, and irrigation, will continue to require close monitoring, reduced payroll expenses and continued strength in DRC revenue provide additional support heading into the final four months of 2026. On the reserve side, spending will accelerate as Phase II of the renovation project moves forward, but reserve balances remain strong and the project continues to progress within the framework of the approved funding plan. Taken together, the Association remains in a sound financial position as we approach year-end.

River Valley Ranch Master Association
Profit & Loss Budget Performance
August 2026

	August	Budget	YTD Actual	YTD Budget	Annual Budget
Income					
Assessments - Operating	200,556	200,559	1,604,473	1,604,472	2,406,700
Homeowner Reimbursable Assessments	11,636	11,500	101,340	94,400	142,400
Memberships	11,296	10,333	63,221	63,664	85,000
Swim & Fitness	2,850	4,207	21,552	21,156	28,000
Tennis	30,228	31,000	181,786	181,000	206,000
Design Review Committee	12,926	6,700	37,540	53,400	80,000
Other Income	12,076	9,350	66,487	63,250	79,000
Total Income	281,568	273,649	2,076,399	2,081,342	3,027,100
Cost of Goods Sold					
Swim & Fitness	5,899	7,333	48,750	52,364	73,700
Tennis	30,998	31,520	130,079	138,040	170,800
Concessions	3,793	2,500	25,521	27,400	29,000
Credit Card Fees	2,148	2,000	15,214	17,000	20,000
Total COGS	42,838	43,353	219,564	234,804	293,500
Gross Profit	238,730	230,296	1,856,835	1,846,538	2,733,600
Expense					
Personnel	150,238	148,330	1,128,777	1,119,120	1,682,300
Grounds	31,408	37,266	239,031	263,236	349,400
Irrigation	12,774	11,716	115,766	95,936	135,300
Ranch House Expenses	13,161	12,540	109,805	99,570	157,800
Utilities	14,813	13,791	89,250	90,528	131,500
Administrative	12,556	12,135	104,910	96,000	144,300
Finance	650	300	2,765	2,400	8,000
Design Review Committee	2,025	3,000	23,683	25,000	37,000
RVR Community Expenses	3,187	3,350	46,542	63,800	88,000
Total Expense	240,812	242,428	1,860,529	1,855,590	2,733,600
Net Operating Surplus / Deficit	(2,082)	(12,132)	(3,694)	(9,052)	0

RVRMA Reserve Activity
August 2026

	August Actual	August Budget	YTD Actual	YTD Budget	Annual Budget
Reserve Income					
Reserve Assessment Income	52,630	52,630	421,040	421,040	631,560
Investment Interest Income	8,861	4,000	98,818	64,000	80,000
Total Reserve Income	61,491	56,630	519,858	485,040	711,560
	Capital Reserve	Special Assess.	Total RVRMA		
Reserve Balance August 1	1,905,712	894,287	2,799,999		
Income - Reserve Dues & Interest	61,491	0	61,491		
Spending	(150,483)	(87,576)	(238,059)		
Reserve Balance August 31	1,816,720	806,711	2,623,431		

River Valley Ranch Master Association

Public - Balance Sheet

As of August 31, 2026

ASSETS

Current Assets

Checking/Savings

Wells Fargo - Operating 189,221

Edward Jones - Savings & CD's 2,969,098

Total Checking/Savings 3,158,319

Accounts Receivable

HOA Dues A/R 6,566

DRC A/R 0

Special Assessments A/R 1,160

Total Accounts Receivable 7,726

Other Current Assets

Inventory 7,724

Undeposited Funds 1,927

Interest Receivable 19,344

Prepaid Expenses 251,090

Total Other Current Assets 280,085

Total Current Assets 3,446,130

Fixed Assets 604,339

TOTAL ASSETS 4,050,469

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable - Vendors 121,426

Accounts Payable - Payroll 59,898

Accounts Payable - Payroll Tax 4,980

Accounts Payable - P&D Deposits 438,000

Total Accounts Payable 624,304

Credit Cards

Wells Fargo Credit Card 7,294

Total Credit Cards 7,294

Other Current Liabilities

Retainage Payable - Renovation 23,555

Interest Payable - P&D Deposits 4,319

Prepaid HOA Dues 24,182

Prepaid Income - DRC Fees 39,847

Sales Tax Payable 2,882

Conservation Fund Payable 16,475

Payroll Liabilities 1,535

Total Other Current Liabilities 112,795

Total Current Liabilities 744,393

Total Liabilities 744,393

Equity

Reserves - RVRMA 2,623,431

Reserves - Old Town & Settlement 81,793

Prior Operating Fund 1,058,167

Transfers to from Reserves (604,204)

Retained Earnings 154,302

Net Income (7,412)

Total Equity 3,306,077

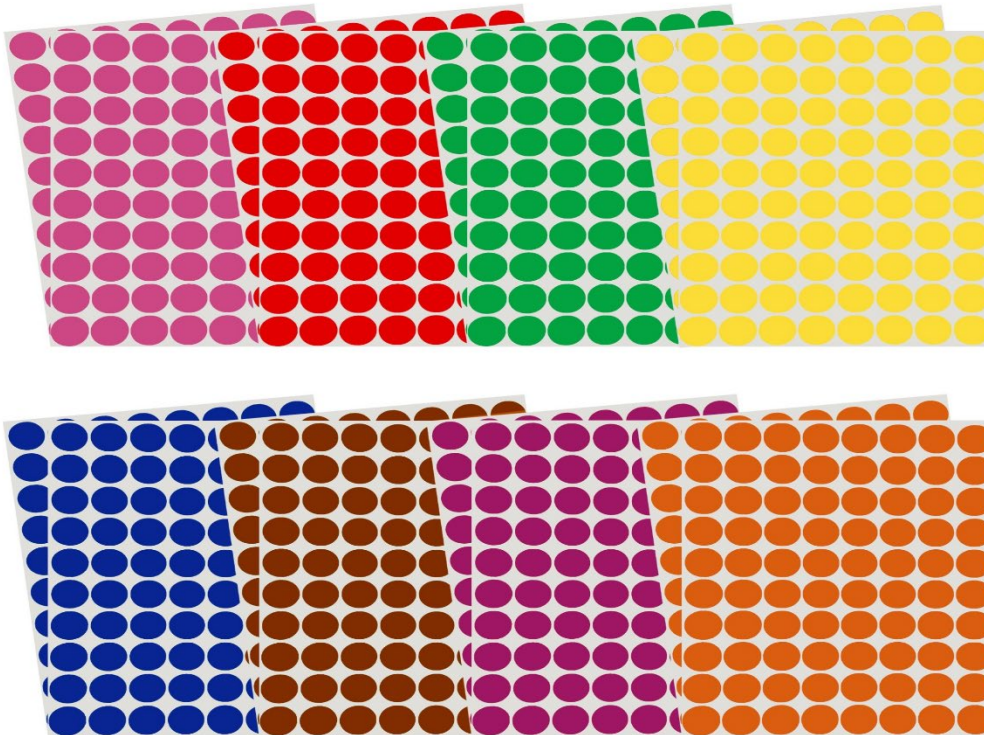
Rounding (1)

TOTAL LIABILITIES & EQUITY 4,050,469

Dear Board Members,

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

Irrigation: Our community irrigation controllers are currently set to a rain pause and will remain so for the foreseeable future. We highly recommend that homeowners do the same as we work together to conserve our water supply. 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: The RVR team is working on tree pruning and removals around the community including the North and South entrances, around the Heritage ponds, along Crystal Bridge Dr., Perry Ridge, and Crystal Canyon.

Shop: The new shop has been erected; we are waiting on the electrical work and garage door installation before we begin to move in. The crew will be happy to have the new clean space to operate out of.

Travis Green
Landscape and Facilities Superintendent

September 2026 Renovation Updates

To view previous renovation updates for historical context, you can view the posted versions on the RVRMA website (on the top banner of the homepage).

Phase 2

Phase 2 began on Tuesday, September 8, 2026, and demolition and renovation of the main-floor locker rooms are underway. The main locker rooms and restrooms are closed and are expected to remain unavailable for several months while this work is completed. We hope to finish these by the end of December, but no firm dates have been set as of yet.

The Ranch House main entrance remains through the Mail Room. A temporary interior partition now directs members to the left, where the interim front desk has been established. Members are using the East Wing family changing rooms and restrooms, and towels are available in that area.

All other Ranch House amenities remain available during construction, including the second floor, pools, lap lanes, weight room and fitness facilities. We plan to keep the recreation pool open as long as weather permits. Complimentary coffee and tea service continues in the Great Room, and snacks and beverages remain available for purchase at the temporary front desk.

Maintenance Building

The metal maintenance building is nearing completion. Electrical work is underway, the garage door installation is scheduled for September 21, and lighting will follow once the door is in place. Final inspections and punch-list work will follow, with the building currently expected to be ready for occupancy around October 1. Our team will work throughout the winter to build shelving, etc.. The patio furniture is planned to be stored in the old workshop, along with storage of misc. supplies.

Millwork and Interior Finishes

Phase 2 millwork shop drawings are in progress. Land + Shelter is providing white-oak control samples intended to coordinate with the East Wing flooring (which will be the final finish on all completed floors), including a floor-match sample and slightly lighter and darker options. RA Nelson is coordinating field measurements and will distribute the shop-drawing review to the subcontractor and architect to keep the review moving.

Tile, Windows and East Wing Work

The pool vestibule tile work and the remaining door installation are planned to occur together to limit the total period of disruption. That work is currently expected to take approximately two weeks once materials are available. Note: the tile selections have changed. We have selected a tile to be used throughout the phase 2 scope with the maximum available slip coefficient—this includes the pool vestibule.

Beginning Monday 9/21 Tile demolition is being scheduled after 10:30 a.m. each day, with no tile demolition on Thursdays, to reduce impacts on Ranch House programming.

PVC trim corrections in the East Wing family bathrooms will be completed one bathroom at a time so that at least one bathroom remains operational. This is being done to ensure that the door trim does not degrade over time in a wet environment.

We are also considering the addition of glass shower doors in the East Wing to cut down on water escaping the showers. We are awaiting a ROM price to consider a change order for this.

East Wing Warranty Work

RA Nelson has agreed that the East Wing wood flooring represent a failed installation and will be addressed as warranty work. The repair/replacement is now planned near the end of Phase 2 to reduce additional disruption in the East Wing. Before replacement, RA Nelson plans to test the concrete slab in an area beneath the rug to help determine whether any underlying condition contributed to the flooring failure.

Pool Deck Concrete Cracking

RVRMA has initiated an independent engineering review of the cracking observed in portions of the new pool deck. Simpson Gumpertz & Heger (SGH) is assisting with that evaluation. RA Nelson has been compiling project drawings, testing and inspection information, photographs and other relevant construction records for the review. Document-access coordination was still underway as of this update, and no engineering conclusion has been reached.

Timeline for the 2027 Budget

Note: some dates are subject to change

Task	July	August	September	October	November	December
Complete end of year forecast		Fri 8/28				
Discuss Fees for Next Year (September Board Meeting)			Wed 9/23			
Release of Budget Summeries to Community				Fri 10/9		
Hold Public Sessions for Budget Feedback/Q&A				Wed 10/14		
Hold Public Sessions for Budget Feedback/Q&A				Thu 10/15		
Present Proposed Budget at Board Meeting				Wed 10/28		
Revision of FINAL Budget with any Board changes				Fri 10/30		
Board of Direc Budget Ratification at Board Meeting					Wed 11/18	
Approved Budget Added to Website for Community Review + special mailing notifying homeowners of upcoming vote.					Fri 11/20	
Email Budget Ballot Via Survey Monkey (Minimum 14 days from public posting)						Fri 12/4
Board Meeting Final Budget Ratification						Wed 12/16

2027 Proposed Fees

Item Name	2021	2022	2023	2024	2025	2026	2027	Increase
Irrigation Homeowner Fee - Custom Homes	\$27	\$27	\$30	\$31	\$31	\$33	\$39	18.2%
Irrigation Homeowner Fee - Block B	\$17	\$17	\$19	\$20	\$20	\$21	\$25	19.0%
Irrigation Homeowner Fee - Settlement	\$17	\$17	\$19	\$20	\$20	\$21	\$25	19.0%
Irrigation Homeowner Fee - Old Town	\$8	\$8	\$9	\$9	\$9	\$10	\$12	20.0%
Irrigation - Thompson Corner	\$3,920	\$3,920	\$4,312	\$4,441	\$4,441	\$4,668	\$5,322	14.0%
Irrigation - Boundary	\$1,314	\$1,314	\$1,445	\$1,489	\$1,489	\$1,563	\$1,782	14.0%
Irrigation - Crystal Bluffs	\$1,168	\$1,168	\$1,285	\$1,323	\$1,323	\$1,389	\$1,584	14.0%
Irrigation - Twenty Four	\$900	\$900	\$990	\$1,020	\$1,020	\$1,071	\$1,221	14.0%
Irrigation - Destination Holdings (The Barn)	\$324	\$324	\$356	\$367	\$367	\$386	\$440	14.0%
DRC Hourly Fee	\$550	\$550	\$575	\$600	\$600	\$625	\$700	12.0%
DRC Project Fee	\$5,500	\$6,500	\$8,500	\$8,750	\$8,750	\$9,000	\$10,000	11.1%
DRC Construction Deposit	\$20,000	\$40,000	\$50,000	\$52,000	\$52,000	\$54,000	\$56,000	3.7%
Status Letter Fee	\$150	\$150	\$150	\$150	\$150	\$175	\$200	14.3%
Account Setup Fee	\$150	\$350	\$350	\$350	\$350	\$375	\$400	6.7%
Adult Guest Pass	\$7	\$8	\$9	\$9	\$9	\$9	\$10	11.1%
Child Guest Pass	\$5	\$6	\$7	\$7	\$7	\$7	\$8	14.3%
Locker fee	\$10	\$12	\$13	\$13	\$13	\$14	\$14	0.0%
ADU/TC Individual (monthly) min 4 mos	\$75	\$90	\$95	\$100	\$103	\$110	\$150	36.4%
ADU/TC Family (monthly) min 4 mos	\$155	\$180	\$185	\$190	\$195	\$205	\$280	36.6%
Group Fitness Classes	\$0	\$0	\$2	\$2	\$3	\$4	\$4	0.0%
Season-Individual Tennis Membership	\$699	\$750	\$800	\$830	\$850	\$900	\$975	8.3%
Season-Family Tennis Membership	n/a	\$1,350	\$1,450	\$1,500	\$1,550	\$1,625	\$1,750	7.7%



RIVER VALLEY RANCH HOMEOWNERS ASSOCIATION
WILDFIRE RISK ACKNOWLEDGMENT

Property Address: _____

Owner Name(s): _____

The Owner acknowledges and agrees that:

1. All property in RVR is subject to the risk of wildfire. To the extent that property is located within a wildfire hazard area in the wildland-urban interface (WUI), such property is subject to the Colorado Wildfire Resiliency Code, as adopted by the Town of Carbondale (the "Town").
2. As owner of the Property, I am solely responsible for compliance with all applicable federal, state, county, and local laws, codes, regulations, permits, and governmental requirements, including but not limited to the Colorado Wildfire Resiliency Code. Further, it is my responsibility to determine the extent of wildfire hazards and risk on my Property and to mitigate for any wildfire hazards.
3. The River Valley Ranch Homeowners Association ("Association"), whether acting through management, the Design Review Committee, or another authorized representative, reviews applications for improvements and construction solely for compliance with Association governing documents and design standards.
4. The Association may provide information regarding the Colorado Wildfire Resiliency Code and offer recommendations regarding wildfire-resilient landscaping, defensible space practices, and fire-resistive home design. I understand that these are simply recommendations, and it is my responsibility to ensure the safety of my home and property with respect to risks from wildfire hazards.
5. Approval of an application by the Association does not constitute a determination or representation that the proposed improvements: (a) comply with applicable laws, codes, regulations, or governmental requirements, including but not limited to the Colorado Wildfire Resiliency Code; and (b) are safe from the risks of environmental conditions, including wildfire hazards.
6. I acknowledge and agree that the Association, its Board of Directors, committees, management, employees, agents, and representatives shall not be liable for, and release them from, any fines, enforcement actions, required modifications,

damages, costs, or other liability whatsoever related to or arising from: (a) my failure to comply with applicable laws, codes, regulations, or governmental requirements, including but not limited to the Colorado Wildfire Resiliency Code; and (b) environmental conditions, including but not limited to wildfire hazards.

Owner Signature: _____

Print Name: _____

Date: _____