

River Valley Ranch
2020 OLD TOWN ANNUAL MEETING
Record of Proceedings
Monday, October 1, 2020, 5:30 pm
via Zoom

Attendees: Committee member names: Stephen Laverty, Todd Richmond, Sandy Almazan, Wolf Gensch, Alicia Kelleher, Monica Brinson, Matt Brockman, Sarah-Jane Johnson, Mary Conger, Gary Lesser, Kirsten Morey, Kirsten Hardy, Kallie Carpenter, Sterling Page, Kendra Ford, James Maguire.

Welcome

Sterling welcomed and appreciated new members of Old Town Advisory Committee, and those who have served for years on the Committee to make the Community better. He has mentioned that owners can put in a request/letter of intent to be on the Committee. The RVRMA Board will review and determine final committee by the end of February. The determinations for the Committee will be made for a Chair, a Vice Chair and a Secretary.

Lawn Service

There was a feedback about Rocky Mountain Custom Landscape that there has not been sufficient oversight and attention to the details on lawn maintenance and some concern around tree wells. In general work ethic for the Rocky Mountain Custom Landscape was satisfied. To prevent any miscommunication, Sterling has mentioned that owners should forward all complaints directly to him.

Sterling explained that owners can trim and prune trees, that belong to them, but not cut to the ground. He has also explained how owners can determine what trees belong to them and which to TOC or RVR.

Irrigation

Sterling pointed out that irrigation is very challenging. Every house is different and has its own set up. Sterling said that hopefully by the next spring we will dedicate an irrigation tech

to the Old Town as well as Settlement neighborhood. Every time the issue comes, the same person will take care of it. Every homeowner will have a personalized guide with a turn on and turn off instructions.

Snow Plowing

Sterling reminded Old Town that their snowplow threshold is 3” for the alleys and driveways. Sidewalks have been plowed by RVR for free, because the Town of Carbondale has not enough time to take care of it. Sterling said that RVR hasn’t contracted anyone for this year, and still is accepting bids from snowplowing contractors, trying to reduce the cost per year that the owners have. He said that he would love to hear the input and hear the ideas about how it should be.

Steve Laverty suggested to implement the difference between the south facing and the north facing driveways when snowplowing. He said that South facing doesn’t need to be plowed almost ever.

Painting

Sterling mentioned that 5 houses were painted this year. He has asked the feedback from the attendees. Steve said that the end result was good. He has also brought to Sterling’s attention the communication issue regarding the painting. Sarah-Jane Johnson has also noted that it’s hard to understand the schedule and when the house is likely to come up for painting for the residents. There was a suggestion to publish the painting schedule on the website, so it’s available for everyone. Sterling said that we need to correct and work out a few things and balance the budget before posting it online.

Sterling said that there was a gap in painting schedule which shifted the timing. Todd explained it was due to the quality of the paint and the front porches were on the different schedule in the past. Sterling said that we will try to adjust the schedule in order to do 6-7 houses.

Steve asked what the cost per house was and James said that most of the houses were at \$750 for repairs this year.

Sterling suggested that we need to do a walk through to determine how many houses need to be painted and how many houses can wait. Alicia Keleher has noted that communication needs to be improved in the Community.

Exterior changes to homes

Sterling has reminded that owners need to get permission from DRC when it comes to exterior changes on homes. Please ask to avoid the fines.

Fencing

Steve asked about open fencing issues from last year. Sterling said the Landscape Committee was reorganized to help with that.

Steve asked if guidelines could be provided which fences are community fences vs homeowners fences. Sterling said that most of the fences do not belong to HOA. Todd mentioned that we will need to survey the fences first in order to answer a lot of questions about fencing.

There was a discussion if the owners can increase the high of the fence, or if the fence falls down what are the actions that the owners have to take. Sterling responded that these questions should be directed to DRC.

Roof Replacement

Sterling suggested that mass project roof replacement does not seem like it will save money.

Plantings

No design guidelines specific to Old Town – just the standard.

Weed Spray

It was a request from 2 years ago for less chemical more organic products. We have tried it last year and this year. It was a random success. We will be looking at some other weed control sprays according to the Town of Carbondale guidelines. We will do more physical

presence by putting the big signs when something was applied, and you need to stay away for the area.

Street Lights

There was a question about street lights being off. It is getting dark; it will be great if it could be fixed before daylight savings. Sterling said that he is working on it.

Report on current financials and projected budget for next year

James has shared Reserve Account Report and Budget vs Actual Reports.

Sidewalk

Alicia Kelleher was concerned about Community Safety. Sterling sent list to TOC Public about the issues on the sidewalks. Alicia Kelleher suggested that it's not save on the sidewalks when its dark, and if the Community can take care of fixing sidewalks. Sterling noted that RVR cannot take over the liability since it belongs to Town of Carbondale unless the Board decides to do some action about it.

Matt Brockman

Working on getting fiberoptic (Cedar Networks) into the neighborhood- \$79/month for 50 homes.

Halloween

The general sense was the safest way to handle Halloween this year would be to turn lights off and get the messaging out through Social Media.