

River Valley Ranch
2015 OLD TOWN ANNUAL MEETING
Record of Proceedings
Sunday, October 18, 2015, 5:00pm
The Ranch House Meeting Room

Attendees: Todd Richmond, Charlie Lozner, Carlos Ronay, Kathryn Rooney, Brian Keleher, Diane Darrough

Welcome

The 2015 Old Town Annual Meeting was brought to order at 5:00 pm. RVR Finance Director welcomed all the attendees and thanked them for their attendance. Suzie introduced members of the RVR Staff: Suzie Matthews, Director of Finance; and Pam Britton, DRC Administrator. She also introduced the Old Town Advisory Committee (OTAC) Members present: Todd Richmond, Kathryn Rooney and Brian Kelleher.

2015 Old Town Advisory Committee

The current members of the OTAC agreed to continue their service on the committee for the upcoming year. The 2016 Old Town Advisory Committee is as follows:

Chair – Todd Richmond

Board Liaison – Todd Richmond

Members – Brian Keleher, Kathryn Rooney, Greg Bovee, Karen Harrington

Financial Overview/Preliminary 2014 Operations Budget

RVRMA Director of Finance and Administration, Suzie Matthews, provided a financial overview for Old Town, notably:

- Old Town is currently well-reserved and in good financial condition;
- The 2015 Operating Budget is projected to remain the same as the 2014 budget for specific Old Town Assessments; dues will remain the same;
- The Financial Packet provided at the meeting included and Operations budget with the ETC (Estimated to Complete) figures for all line items. Based on this, Old Town is expected to come in under budget for the year. Any surplus will be rolled into the Painting Reserve.

Services Report Card

Suzie reviewed the status of Old Town services including Irrigation water supply, operation and services, turf grass maintenance, snow removal, trash collection, and the paint program. Comments and action items from the conversation included:

- Irrigation Services
 - Irrigation was reduced this year per request by Old Town residents. Kathryn asked if we could actually check the cla-valve readings for this year and compare with last year to verify that irrigation was actually reduced.
- OT would like to clarify the watering schedule to both ensure an actual reduction and to consider further possible reductions

- Turf Grass Mow and Blow
 - Some of the irrigation boxes were damaged this year during the aeration process.
 - Rich, what is involved in raising the level of the irrigation boxes (they have settled through time and with 'excess' watering)
 - Residents requested that we avoid fertilizer products with pesticides. Suzie indicated that the *Spread It and Forget it* product does not have herbicide in it. Suzie will double check this and advise.
 - Suzie mentioned that a weed service has been secured to do additional spraying. Kathryn and Todd recommended that rather than doing a 'broadcast' type spraying, that resident do spot spraying on their own.

- Snow Removal
 - Suzie reviewed the snow plowing schedule: 6:00am for the alley and 7:00 for other parts of Old Town. Kathryn requested that we monitor this to verify when those services are actually being administered.
 - Todd asked if we could contact the Town of Carbondale and ask that snowplow operator who did all the damage last winter not be assigned to snow removal duties in Old Town. Pam will contact Smiley Wise to have this conversation.
 - The question was raised about each owner's responsibility to not park their cars on the street during snow events so that plowing can be accomplished effectively.
 - The question was raised about whether we could change the 'one-way' direction on the Old Town alley to facilitate people turning into their driveways and accessing the RVR Drive.

- Trash Collection
 - A question was raised about whether RVR could arrange a spring and a fall special vegetative waste collection program. Staff will look into that.
 - Also, it was suggested that irrigation be turned off on garbage days.

- House Painting
 - Eight homes were done last year. No homes are scheduled for painting in 2016.

 - Kathryn requested that we become more diligent about saying ‘no’ to homeowner requests so that painting and other costs don’t go up, which impacts dues.
 - There was discussion about the \$750 repair allotment. How that will be handled is under consideration... at issue is the fact that the planned \$750 assumed most houses would be 200-300. Instead, most houses ran at \$750. This rate is untenable without a substantial increase to the painting reserve. Therefore, Todd Richmond suggested prior to the open meeting that the allowance be reduced to \$300 per house.

- Old Town Landscaping
 - There was discussion about the condition of landscaping in Old Town. The conclusion was to consider that best way to facilitate an improvement community wide in landscape maintenance. Kathryn and Pam will collaborate in advancing this conversation.

- Parking
 - RVR Staff will respond to any complaints from Old Town homeowners regarding car parking. Staff will do a monitoring ‘surge’ to encourage resident to be aware of the parking regulations and situation.

- Other Comments
 - Kathryn asked Brian Kelleher what Old Town residents could do to maintain the OT property values. Brian said the primary thing is good maintenance of each property.

The meeting adjourned at 6:00 pm.