

River Valley Ranch
2019 OLD TOWN ANNUAL MEETING
Record of Proceedings
Monday, October 21, 2019, 5:30pm
The Ranch House Meeting Room

Attendees: Committee member names: Stephen Laverty, Michelle Lazar, Laura Hansen, Sarah Jane Johnson, and; Sterling Page, Kendra Ford and Yvonne Perry

Welcome

Sterling welcomed the Old Town Advisory Board and noted changes to the group. He noted Todd Richmond is still Chairman but unable attend this evening.

Fencing

Sterling started off by noting that last year there was discussion about the fences around Old Town; and who owned and who was responsible for repair to each side of the fences.

He said that the fences are in the homeowner's yards and it is a shared fence with either the homeowner next door or RVR around the common areas. The RVR HOA is willing to pay to paint one side of the fence that faces the common area. There was a lot of discussion around whether RVR should just have it all fixed and repainted and send all the homeowners a bill. This way the fence would look the best and be consistent. When individual homeowners do their own section, the color and style vary making it look very patchwork. Several of the homeowners wanted the option to do the work themselves to save the money. More discussion followed about the color and direction of the boards. One resident asked if RVR would allow installment payments for the cost of the fence if RVR does it. They indicated that many roofs were due to be replaced as well and all this would add up. It was also discussed that the RVR sprinklers are making the fence look bad as they water it daily and whether anything could be done about it. It was also mentioned that maybe a non-cedar fencing would last longer.

Sterling asked the Old Town Advisory Committee to make a proposal and recommended that the advisory board survey the community about this. The Committee asked Sterling to get them a price of doing all the fencing at once, which he said he would do by spring. Sterling also said he would forward Old Town the DRC requirements for the fencing.

Snowplowing Thresholds

Sterling reminded Old Town that their snowplow threshold is 3". He asked if they would consider going to 1/2" like the Settlement.

Discussion ensued about the additional cost of this. Sterling said that the alley ways are a disaster if the snowfall is less than 3" because it builds up to ice and never goes away because of lack of sun. A homeowner asked if they should just do their own driveways to save money. Steve Laverty suggested the alley ways could be done at 1/2" but the driveways remain at 3". Unfortunately, many of the drives back up to the alley so there is nowhere to put the driveway snow but in the ally. So, it was concluded that these needed to be done together.

The Advisory Board asked Sterling to give them a price for lowering the threshold to 1/2". He said he would.

Irrigation

Sterling explained that at present, the front yard irrigation systems are monitored by RVR, but the backyard is the homeowner's responsibility. Sterling asked if Old Town would like RVR to take over the maintenance of the backyards as well. RVR often responds to calls about backyard issues and then sends the homeowner a bill.

Sterling explained that the sprinkler valves were installed for freshwater use, but our irrigation system runs off raw water. So, they often get plugged by debris and cause the solenoids to break. Laura asked if RVR would then also replace pipes as needed and Sterling said it would be done for a price to the homeowner. The advisory board said they were not sure if the residents would be interested but wanted Sterling to give them a price for maintaining the backyards as well.

Tree & bush Care

Sterling pointed out that the trees and shrubs in the community are now mature and need to be cut back. Homeowners are responsible for pruning their own trees. RVR only prunes the trees on the parkways by the streets. RVR will have a container at the ranch house for tree and brush waste in the spring and fall.

Parking

Sterling reminded the homeowners that parking on the street is controlled by the Town of Carbondale (TOC). However, trailer and camping parking is regulated by RVR in the streets and the driveways. RVR will be fining for this.

Noise

Sterling said that it is hard for RVR to control excessive noise. Homeowners should talk to noisy neighbors or call the police. A homeowner complained about the music from the tennis courts at 8:00 am on Saturday mornings. Kendra said that she would ask Cristina to turn it down.

Another homeowner asked about barking dogs. Yvonne suggested they approach their neighbor, but if it continued to be an issue, they should call the police. Homeowner asked if Kendra would put something in the newsletter about it. She said that we have been. It was suggested the homeowner send Sterling a pic or video, so he knew where and what dog it was, and he said he would speak to the offending neighbor.

Painting

Sterling noted RVR has been very happy with Mid Valley painters for painting the houses in Old Town and the Settlement.

Steve asked Sterling to explain the painting schedule. Sterling said that it was scheduled every 10 years. There was discussion that this was not often enough. RVR said that they could have it done more often if Old Town was willing to incur the cost. Steve asked what the cost per house was and Sterling said that he would have to get back to him on the specific amount budgeted for each house.

Steve asked if Old Town could be done earlier in the summer, as they are done after the Settlement. Sterling said maybe. He would investigate it. Sterling said that the painter is trying to use better quality paint so that it lasts longer. Homeowners agreed that they were having to do some painting and touch up in between paintings.

Lawncare

Sterling said that last year, Old Town requested child and pet friendly herbicide for their yards. He said that they tried two different options this year and found that lemon oil worked very well at killing weeds. It took longer to apply but he was pleased with the outcome. Sterling said he also tried Fe Hedt, and it did not work as well. Vinegar was

discussed and he said that was also not as good as lemon oil.

The question was asked if Hazardous Waste collection could be done in RVR. It was pointed out that TOC was doing one in October and that Glenwood Springs also does every year. Kendra said she would have the day and times in the weekly newsletter.

Budget

Sterling explained that RVR was just starting to put together the budgets for the master association and the sub associations. Costs for the sub associations and master association were not expected to increase much.

Sterling told Old Town that TOC was going to be taking over our trash collection on April 1, 2020.

There was a little discussion about Old Town dues and how they favorably compared to other communities. Sterling and Yvonne both invited the homeowners to come to the board meetings the next two months so they could be more involved in the budget discussion for the community.

Complaints

Sterling asked if the homeowners had any complaints about service, snow removal or lawn care. Everyone seemed to think that all was pretty good.

Sterling mentioned that the alleys were to be asphalted next week.

General Discussion was had about the Old Town dues and how they impact home purchases. RVR and the Advisory Board discussed 3 areas of potential increase to dues: backyard sprinklers, snow plowing to a lower threshold and painting more frequently. Yvonne asked if it looked more appealing if these costs are not in the dues and people pay for them with an outside contractor and/or do it themselves? With the cost of trash going away, will this make the dues look better? No conclusion was drawn.

In conclusion

Sterling said that the Old Town Advisory Board should survey their community on these various issues and let RVR know what they would like done. He promised to get the Advisory Board the costs for fence painting, doing the backyard sprinkler maintenance and lowering of the snow plowing threshold so they could decide.