

RVRMA EXECUTIVE BOARD
Record of Proceedings
Regular Monthly Meeting
Wednesday, July 27, 2016, 5:30pm
The Ranch House Meeting Room

A regular meeting of the Executive Board Members of the River Valley Ranch Master Association, in the county of Garfield, State of Colorado was held on Wednesday, July 27, 2016 at 444 River Valley Ranch Drive, Carbondale, Colorado 81623 with the following people present:

Executive Board of Directors

Ron Rouse, President
Jim Noyes, Vice President
Jack Gausnell, Director-at-Large
Scott Darling, Director-at-Large

Management Representatives

Lani Kitching, Interim General Manager
Suzie Matthews, Finance
Pamela Britton, DRC

Homeowner Attendees

Diane Darling
Doug Factor
Kathy Grice
Johnny Sorenson
David Thickman
Ellen Torrell

Call to Order

RVR Executive Board President, Ron Rouse called the meeting to order at 5:30 pm. A quorum was established.

Approval of Agenda

Directors Noyes and Darling moved and seconded to approve the agenda. The motion passed unanimously.

Consent Agenda

Directors Noyes and Darling moved and seconded the adoption of the meeting's consent agenda and to approve the Board Meeting minutes of June 29, 2016. The motion passed unanimously.

Public Comment

- Homeowner Doug Factor indicated that he wanted to bring to the Board's attention some areas of potential concern. He stated that we used to have a Tennis Committee and he would like to see one re-formed. He stated that he feels that the volume of League Play in the late afternoon/evening potentially interferes with homeowner use of the courts in the evening. Doug also expressed that he would like for the ball machine to be stocked with new balls. Doug also indicated that people are sneaking into the tennis court area via the maintenance gate adjacent to the courts. Doug stated that the Front Desk staff

does a great job, but they need to be encouraged to stop everyone who comes to the Ranch House to prevent people coming into the facility without paying or being checked in. Doug expressed dissatisfaction with the fact that the lounge chairs under the umbrellas at the pool deck can be rented for events. Doug felt that it was not fair for one homeowner to be able to 'reserve' resources from other homeowners who may want to use those facilities. Doug indicated that he did not support the selling of Winter Memberships with access to the lap pools. Doug also felt that the Guest Pass situation gets crazy in the summer. He stated that at times when he has been enjoying the hot tub, he has started conversations with others in the hot tub, asking where they live at RVR. The response he very often gets is "Oh I don't live at RVR." Doug also stated he wasn't sure what the Board had in mind in terms of replacing the Executive Director position. He felt that RVR needs an Executive Director.

- Homeowner Ellen Torrell said she was just here to observe the meeting and wanted to say that she felt the staff was doing a great job.
- Homeowner Diane Darling stated that she felt that in this interim period everyone is doing a great job. Diane expressed an interest in having the current locker key process changed. Currently, homeowners can rent a locker for a fee of \$10.00 per month. Apart from that, individuals can leave their belongings in an unlocked locker. There has been at least one incident recently in which valuables were left in an unlocked locker, and the items were taken. Diane suggested that individuals be able to obtain a key from the Front Desk and leave car keys or another valuable as security for the return of the locker key. Diane also expressed that the wood steps between Courts 1 and 2 are failing and in need of repair.
- Kathy stated that she and Johnny are part-time residents at RVR and just visiting the meeting. Kathy expressed that unlike Doug, she felt the 20 guest passes are not too much and very much appreciated as they have a family that like to visit them.
- Board Members Scott, Ron and Jim each expressed that the Board is aware of the concerns about the Guest Passes. Data is being collected and ideas are being reviewed.

Announcements

- **DRC Meeting** – July 21st
- **Third Thursday with Habitat Build day** – July 21st
- **Executive Board Meeting** – July 27th, 5:30pm
- **Community Gathering** – July 27th, 6:30pm
- **DRC Meeting** – August 4th
- **Dive-in Movie** – August 27th, at dusk
- **DRC Meeting** – August 18th
- **Executive Board Meeting** – August 31st, 5:30pm

Committee Reports

There were no comments on the DRC meeting report.

Senior Staff Report

General Update

General operations are proceeding per plan. Interim General Manager, Lani Kitching, is reviewing a proposal from Citadel Security to provide 'after hours' patrolling of the RVR property. Summer programming is also proceeding per plan. The USTA Tennis tournament and the Annual Fourth of July Jubilee were both successful and well-received by community members. Front Desk staff welcomed a new member, Taylor Dipangrazio, who is doing a great job in her first month with RVR.

Finance

- **Budget** – See budget to actual notes.
- **Financial Reports/Capital Reserve** – Enclosed

Governance

- **DRC** – DRC activity remains robust. Three new construction projects have been completed. Three new projects have begun construction. Numerous smaller projects have been reviewed. Administrative approval requests remain steady.
- **Summer Community Gathering** – Will be held following the Wednesday, July 27th Board Meeting.

Human Resources

- **Continuing Education and Training** – Nothing new to report.
- **HR Practices** – Nothing new to report.
- **Licensing and Registration** – Nothing new to report.
- **Professional Development** – Pam and Brenda were selected to be speakers at the upcoming CAI Mountain conference. As IGM, Lani Kitching has been actively working with the irrigation and maintenance crews to acquire hands-on orientation to the in-the-field scope of services and workflow.

Member Services

- **Art** – The next art installation will feature the work of Suzie Alexander. Her work expresses a contemporary style and unique subject matter.
- **Communication** – The Weekly News, Tennis News, and Business Buzz are all being produced on schedule and continue to serve as important points of communication with our owners along with select Public Service Announcements of topical importance.

- **Programming** – All fitness, tennis and swim programming is in full swing, well-attended, and operating per budget and schedule. A public request for the reinstatement of a Tennis Committee has been received and will be considered for the 2017 season.
- **Events** – Upcoming events include the Dive-in Movie to be held on Saturday, August 27th.

Operations

- **Site/Landscape** – Mowing operations are proceeding per schedule. Individual issues are addressed as they arise.
- **Tree Management Plan** – We are in receipt of an initial “**Proposal For Urban Forestry Consulting Services**” from Aspen Tree Service to proactively inform the board of any potentially capital intensive requirements such as remediating a possible Ash bore infestation and other potential health and safety issues relative to the RVR Community’s tree rich forest.
- **Landscape Maintenance** – On Tuesday, July 19th, Travis Green of Green Landscapes has resumed responsibility for flower bed and median maintenance at RVR.
- **Facilities/Equipment** – Aging maintenance fleet vehicles have required ongoing repairs with one replacement motor still on order. Maintenance fleet inventory will undergo thorough inspection at the end of the summer season along with a complete assessment of all mechanical assets for functionality, code compliance and life expectancy.
- **Settlement Painting** – Has been completed. Satisfaction with the results has been high. A walk-through of the Settlement neighborhood to inspect the 2017 scheduled homes will be scheduled this fall.
- **RVR Irrigation H2O** –Irrigation water delivery and distribution system functional issues are addressed as they arise.
- **Crystal River Management Plan** – Discussions have continued with Town of Carbondale officials and Aspen Valley Land Trust staff to determine next steps in grant writing to fund further project planning.
- **Pool Towel Distribution** – Distribution of one towel per guest at the time of check-in has proven to be a great success and very effective solution to the overwhelming volume of pool towel laundry that was being experienced.

Old Business

- None

New Business

- **Discussion: Town of Carbondale/AVLT River Restoration Plan**

The Town of Carbondale and Aspen Valley Land Trust (AVLT) have requested input from the RVR Board on the scope of the Town of Carbondale/AVLT River Restoration Plan in anticipation of the Town seeking a Great Outdoors Colorado (GOCO) grant during the next grant cycle.

Board President Ron Rouse provided an overview of the Conceptual Stream Restoration project being led by Aspen Valley Land Trust and the Town of Carbondale. AVLT and the Town are interested in hearing feedback from River Valley Ranch regarding interests, questions, and/or concerns regarding this effort.

Board members expressed preliminary thoughts including support for restoration of the River and concerns about the potential financial obligations and increased public access to RVR.

Jack Gausnell asked what kind of control RVR has over any decision related to this project, given that the Town owns the River and would have final say about this effort.

Jim Noyes offered some additional background about this project. He indicated that this effort was initiated by former RVR Executive Director Ian Hause. There is a transfer tax that is paid on the sale of all homes in RVR. Those funds are dedicated to AVLT for the preservation of open space and ranch land. Part of this effort provides an opportunity for AVLT to execute a project in proximity to RVR.

Ron reminded everyone the RVR Transfer Fee funds are NOT for the funding this project. We continue to pay that tax on home sales regardless of whether this River Project goes forth or not.

Executive Session

The Board entered Executive Session to discuss general personnel matters and the pending litigation at 6:15 pm. The Board returned from Executive Session at 6:54pm.

Adjourn

It was moved and seconded to adjourn the meeting. The meeting was adjourned at 6:55pm.