



RIVER VALLEY RANCH

2015 RVRMA COMMUNITY GATHERING MEETING MINUTES

July 29, 2015

The Ranch House Great Room

Executive Board of Directors

Jim Noyes, President
Yvonne Perry, Secretary
Robert Schoofs, Treasurer
Lani Kitching, Director-at-Large
Jack Gausnell, Director-at-Large
Todd Richmond, Director-at-Large

RVRMA Staff

Ian Hause – Executive Director
Suzie Matthews – Director of Finance
Brenda Bamford – Member Services Manager
Patrick Boas – Special Services
Pamela Britton – Governance and DRC Administrator
Nathan Huggett – Assistant Tennis Pro

Welcome and Introduction of Board Members – Jim Noyes, RVRMA Board President

Board President Jim Noyes welcomed participants to the Community Gathering! “The way we measure success is the number of people who show up at these meetings...the fewer who attend, the better the job we are doing!”

Fortunately we don’t have lots of problems. We are very pleased with what we have been able to accomplish so far this year, including improving our previous dumb trash collection system to a single-day, single-provider program.

You may or may not know that MRI and InterMountain merged, so you may see both types of trucks picking up your trash. Just know, it is the same organization. Our existing contract lasts for another 18-months. We would like to give special thanks to Patrick Boas who has worked very effectively shepherding this new process to its current level of success.

I want to thank our staff for doing a superb job. Many HOA’s are like living in a penal colony. Staff concentrates on finding things that citizens are doing wrong and chastising them. Not our staff. They focus on creating a community where people are happy to live here. You can’t do that without an outstanding staff...thank you Ian, Suzie, Brenda, Patrick, Pam and Nathan.

I would also like to thank our Executive Board. These folks serve on this Board totally as volunteers. And I want to thank Bob Schoofs, Jack Gausnell, Lani Kitching, Todd Richmond, Yvonne Perry, and Ron Rouse who is out of town tonight.

So, the outlook for going forward...we are in good shape. We don’t see anything in the foreseeable future that will have any dramatic impact on our community. There may be modest increases in dues for 2016, but they will be modest and put to very good use.

We were the first non- Front Range HOA to win the HOA of the Year award which. Thanks to staff and to each community member who makes this a great place to live and deserving of this award.



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Executive Director Comments – Ian Hause, RVR Executive Director

We have just come out of five weeks of putting on five large-scale, best-ever events. We take a lot of pride in giving you the best experience ever, whether it is the USTA Tennis Tournament of the Hoedown or the 4th of July Jubilee. Staff has now turned their attention to other projects and efforts.

I would also like to say a few words about the Riparian Restoration project. We are currently pursuing funding to complete the design plans. We have applied for grants and also have collected individual private funding through the R-3 fund in memory of Kea Hause. Those funds will help us obtain the permits and design drawings we need to move the project forward. Grant funders and large, private donors like shovel-ready projects. With permits in hand and design drawings, those donations are more likely to come forward. We anticipate starting the first phase of this project after the run-off next year.

You probably have seen that the Thompson Park subdivision is underway. That is where the Ross Montessori school is being built. The project was a bit of a challenge initially, but it is moving forward now.

We are generally on plan and budget with the anticipate Capital Expenses. Our Capital budget is based on knowns and some unknowns, and based on things we think can add value to our community. Some items that we budget for turn out to not require those funds. Case in point is the reach in coolers in the Juice Bar. Those have not required the level of repair and attention that we anticipated, so we did not have to spend the money allocated in the Capital Budget to that project.

We have also been working regularly on things like the tile showers in the men's and ladies' locker rooms. It is likely we will need to do a complete reinstallation for those during the quieter time during the Fall.

Other events we have coming up are the Fishing Derby on August 1st, the Dive-in Movie showing 'Monster's Inc.' will be on August 14th.

As Jim mentioned we did receive the 2014 HOA of the Year Award. We are going for a 'two-peat' this year. The fact that we were the first western slope HOA to earn that award is a big deal. As a result of winning this award, we have been asked to speak at the upcoming Community Association International conference on the topic of "Community Building".

Questions and Comments

Ian then opened the meeting up for Questions and Answers.

Q: Rich Glasier - Am I right that we have several thousand trees at RVR? Do we annually prune and care for the trees?

A: Ian - In the fall/winter Aspen Tree Service does the structural pruning of the trees. In the summer our staff does the limbing and other tree maintenance.



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Q: Charlie Parker - To what extent does winning HOA of the year impact Real Estate activity?

A: Ian – Because our main job is to protect and preserve the property value of our association, we think winning that award contributes to that goal.

Board Member Jack Gausnell, Realtor - About 5 years ago we had about 50 listings at RVR. Now we have about 20. The median home sale price went up over 25% from 2013 to 2014. That median price just keeps going up.

Q: Pat Rangel - Does the paint we are putting on in the Settlement seem to be lasting?

A: Ian - We have now painted every house in the Settlement. We will take a look at those homes painted in 2011 and decide if we want to go to a 6-year rotation for painting, or if just paint the elevations that are subject to the most sun damage. We will do a walk through shortly and evaluate how to go forward.

Q: Pat Rangle - What about the vacant lots that have not been built yet...it has been a wet year and there are high weeds in some.

A: Ian - We have a weed control program. We have Outdoor Services spray the noxious weeds. We don't cut back or mow the native grasses. If you see an area of noxious weeds, let us know; we are happy to take a look and deal with it.

Adjourn and Refreshments

The meeting adjourned!