



RIVER VALLEY RANCH

2015 RVRMA ANNUAL MEETING MINUTES

Wednesday, December 16, 2015

The Ranch House Great Room

Executive Board of Directors

Jim Noyes, President
Ron Rouse, Vice-President
Yvonne Perry, Secretary
Lani Kitching, Director-at-Large
Jack Gausnell, Director-at-Large
Todd Richmond, Director-at-Large

RVR Staff

Suzie Matthews – Director of Finance
Brenda Bamford – Member Services Manager
Pamela Britton – DRC and Governance Administrator

Welcome – Jim Noyes

RVRMA Executive Board President, Jim Noyes, welcomed community members to the 2015 Annual Meeting.

Jim opened by sharing with the attendees that the 2016 budget was approved by the community. He acknowledged the update of the Great Room and the new audio-visual equipment.

Jim expressed that this was the first time in nearly five years that we were holding an Annual Meeting without our former Executive Director, Ian Hause, who contributed so much to RVR. Jim acknowledged the work of the current RVR staff and their effort to keep the community in full stride.

The Board members in attendance: Ron Rouse, Yvonne Perry, Lani Kitching, Jack Gausnell and Todd Richmond introduced themselves and Jim thanked them for their service to RVR and for making working together as a Board a pleasant experience.

Executive Director Search Report – Lani Kitching

Board Member and Executive Director Search Committee Chair, Lani Kitching, provided an update of the current Executive Director search.

The individuals who make up the Search Committee include: co-chair and RVR homeowner Ron Rouse, and committee members that include RVR homeowners Gary Harada, Elizabeth Murphy, Scott Darling, and Brian Leasure, along with RVR resident and Town of Carbondale Manager Jay Harrington.

Lani indicated that the very thorough and arduous process produced a number of very qualified candidates. The candidate pool was reviewed, screened interviewed, and pared down to two finalists who will interview with members of the Board. The committee hopes a decision will be forthcoming soon.



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Questions and Comments

Homeowner Stan Kleban: I notice that the Town Manager, Jay Harrington is on the Search Committee. What is our current relationship with the Town?

Jim Noyes: That's a great question with a history behind it. Early on, the relationship between RVR and the Town was distant, and not all that cordial. We were kind of viewed as the 'rich bunch' on the edge of town. Today our relationship is very cordial and cooperative. We have a good relationship with Town staff including Town Manager Jay Harrington who is an RVR resident.

Homeowner Charlie Parker: What is the status of the River Project?

Lani Kitching: There are actually two parallel River projects, one with Aspen Valley Land Trust, and one with the Roaring Fork Conservancy. I have had the great opportunity to be connected with both of these groups. The work is going forward on both projects.

Homeowner John Schoenecker: Could you provide contact information for Ian?

Jim Noyes: The best thing to do is to give anything you want to send to Ian to a member of staff or to Lani Kitching. They will forward those to Ian.

Homeowner Peter Frey: How much of the collected dues will go into the Reserve Fund?

Jim Noyes: About half with the other half to designated projects.

Homeowner Stan Kleban: Was the shower project a capital expense?

Jim Noyes: Yes. Staff did a great job on a project that was overdue.

Homeowner Roy Davidson: What is the update on another important relationship...golf?

Jim Noyes: There are several levels of relationship between the RVRMA and Golf. The 'boots on the ground' relationship is good. We try to help Golf in any way we can including communicating their promotions, etc.

On the other hand, the RVR Golf Owner would like you all to write him a check. He put a lot of money into the golf operation and while the course may be operating reasonably close to break even, they are certainly not in a comfortable position. Dale may have overestimated the degree to which RVR residents play golf. But...no big flaws....they just need to continue figuring out how to make things profitable.

Question: Is our relationship with the water delivery system still in good shape?



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Jim Noyes: We share the maintenance and management of the irrigation water with RVR Golf. In the past we have paid around 48% of the annual cost to operate the system and Golf has paid 52%. This year our share is at about 43%, so favorable for us. It is working well because we have Rich Myers who knows a lot about irrigation systems.

Homeowner Norma Dolle: I love living here. I moved from Aspen to be here even though my lodge business is in Aspen. Everyone here is so friendly and I love it here.

Jim Noyes: Thank you Norma!

Homeowner Carolyn Kleban: What have you heard about the new City Market?

Jim Noyes: I understand that things are moving forward and there don't seem to be any conceptual obstacles.

Lani Kitching: I have some exposure to these kinds of projects. It is relatively certain that Kroger Corporation will put in another City Market and it will be 'better' than El Jebel. They plan at this time to include a gas station. It is unclear when this might all com about.

Adjourn and Refreshments