



RIVER VALLEY RANCH

2017 RVRMA ANNUAL MEETING MINUTES

December 14, 2017

The Ranch House Great Room

Executive Board of Directors

Scott Darling- President
Yvonne Perry, Vice-President
Leslie Marcus-Secretary
Todd Richmond, Treasurer
Lani Kitching, Director-at-Large
Ron Rouse, Director-at-Large
Gary Schalla, Director-at-Large

RVR Staff

Sterling Page- General Manager
Kendra Ford – Community Services Manager
Brenda Bamford –Accounting

Welcome and Introduction of Board Members – Scott Darling

Scott gave recognition to the staff who were involved with the setting up and running of the Annual Meeting, Cheyene Booher, Brenda Boas and Heather Siomiak.

Scott recognized the Board Members for their specific involvement and contributions to the Board and the Community.

Leslie Marcus – Has been assisting with communications. She has been directly involved in the redesign of the weekly newsletter as well as editing other notices and communications going out from the Ranch House and the Board.

Yvonne Perry – Involvement with events and the running and managing of the front desk

Lani Kitching – Interim GM and assisting in the transition for Sterling Page and Kendra Ford

Ron Rouse- assist with the legal aspects and understanding of the governing documents and real estate

Todd Richmond- is tasked with working through the budget

Budget Ratification Results – Scott Darling

The deadline to return ballots for the 2018 budget was December 13, 2017.

The final vote count was:

199 – In Favor

1 – Against

1 – Abstain

The 2018 Budget as presented was passed.

Community Update – Scott Darling



RIVER VALLEY RANCH

The new General Manager, Sterling Page and new Community Services Manager, Kendra Ford have been on board for about three weeks.

Sterling Page addressed the Homeowners

Sterling commented on how during his interview process and interactions with the Board it came to his attention how happy the Board members seemed to be. He expressed what a pleasure it has been the past three weeks and that he and Kendra have spent a lot of time working together to get a handle on “what is RVR”. He acknowledges the tremendous support from the Board and the staff in this transition and training.

Kendra Ford addressed the Homeowners

Kendra shared her history with RVR. She lived in RVR from 2000-2010. She has a unique insight to the history and culture of RVR having started out with living in the Settlement neighborhood, then built a custom home on the golf course. She also raised her three children at RVR which gives her the perspective of the young mom and family. She also taught some of her first yoga classes upstairs in the studio. She expressed her love for the community of Carbondale and enthusiasm to be back and involved both with the many familiar and new faces in RVR as well as Carbondale.

Scott Darling introduced the newest Board Member, Garry Schalla who comes from Mountain Family Health and has also done some work with land trust in the Northwest.

Scott noted there were many extremely qualified people who submitted applications to be on the Board.

Scott gave acknowledgement of Lani Kitching. She has stepped into the Interim GM position about a year and half ago and has done this with a steady hand, she righted the ship when we needed it to be righted. Her commitment to RVR community is second to none.

The new Organizational Structure was presented in Power Point. Scott emphasized this new structure is focused on what are the two critical assets of River Valley Ranch, the Outside Services and the Ranch House. It is now designed where there are two points of contact and accountability for these two assets.

Scott explained to the Homeowners that there is a well-designed transition plan fully in effect. Pam Britton has developed an amazing plan to transition both Sterling and Kendra into their roles.

Summary of Operations and Budget

- The 2018 Budget was ratified
- We continue to get line item visibility in the budget so there is more transparency about where the money is being spent
- 2017 was under budget by \$75,000 and so that money has gone into reserve
- The reserve balance is well over \$900,000
- Dues remain flat



RIVER VALLEY RANCH

Scott acknowledge the general concern around the loss of Rich Myers and how this will impact our outside services, however with Sterling on board and the history of the current outside crew, he is confident we will be well positioned moving forward.

The Guest access program was well received, although a difficult process to go through it was by and large supported and it has created some space for Owners and has streamlined things for the Front Desk.

Scott stated he has been very personally involved in the hiring process this year and the recruiting of Sterling Page and Kendra Ford.

State of the Real Estate Market -Brian Leasure from Destination Holdings

- The market is continuing to improve. There are currently 26 homesites on market.
- There were 59 that sold in 2016 but the figures were somewhat skewed because of the fire sale by Tasker the bulk owner of most of the lots. The average price of those lots was about \$145,000.
- In 2017 the average price of a lot was \$213,000.
- There are currently several sales around the \$300,000. The homesites closer to Sopris are getting sold out and getting a premium price.
- The residential market is showing an improvement. There are currently only 15 homes available.
- In 2016 -25 homes closed with average price of \$1,017,00.
- In 2017 about 26 will close and \$1, 035,000 will be the average.
- The interest and demand is good and the supply is low and it does not look like there is anything out there in 2018 to change things at this point.

The 2018 Goals

- Defining the road map on assessing the capital requirements
- Planning around managing the “community forest”
- Determine an approach to deal with golf course future challenges
- Assess options for Airbnb and VRBO within the parameters of the CC&R’s, being respectful to our neighbors and therefore determine if adjustments need to be made to governing policies.
- As we grow in our community how do we manager the facilities and if expansion is needed.
- Development of a yearly Master Plan
- Continued improvements to budget line items and visibility.
- Assess and relook at key expense items
- Improving operational proficiencies and procedures
- Developing a more robust HR system

Scott thanked the Community for their words and feedback which has been remarkable.

Questions and Comments

Q: Barbara Grant suggested the Board look at building Pickleball courts. She expressed she thought this would be an enormous value.



RIVER VALLEY RANCH

Q: Anne Hilmith asked about the policy regarding short term renters?

A: Ron Rouse noted that in 2001 an amendment was passed which removed any restriction on the amount of time you could rent your house. So essentially, we have no limitation on the length of rentals. Part of the membership changes last year did extend the period for when someone can obtain a membership to the ranch house for renters which is 90 days. The CCR's also have a prohibition against sub-letting so a homeowner, while they can rent out their house for any duration at all, they are not entitled to have sub-tenants. The town of Carbondale is also dealing with how to address these issues and RVR is subject to whatever rules and regulations are adopted by the Town. In short, right now there is no limitation to when you rent out the entirety of your home. Ron acknowledged this will continue to be a challenge for our community, however it is something that has been thrust upon not just ours but many communities.

Q: Sandy Kister asked for summary of our relationship with the golf course

A: Scott Darling addressed this and explained this is just a business relationship. The only issue they need to jointly deal with is shared water and that goes smoothly.

Q: John Real questioned about what the zoning is for golf course long term.

A: Ron Rouse explained the original master zoning as required by the town is it must be a public course. It does not mean it has to always be operating but without going back to the town and amending it will always be a public course.

Q: Holly Glassier expressed dislike for the guest policy change and felt the decision was arbitrary and not brought before the homeowners.

A: Scott expressed understanding for her concerns and acknowledged the Board had some lessons learned in this process.

A: Leslie Marcus commented to this and explained the Board sent out a survey after the change was made to gather feedback. She noted 85 responded and 25 expressed discontent with it. The Board was hoping for a larger response as they surveyed all owners and wanted to know how it impacted everyone. She did say that this winter the Board is going to take the feedback from the 25 owners and look closely at what they had to say and consider making changes where it makes sense.

A: Yvonne Perry added it has been shared on many occasions that most of the home owners did love the fact that they knew the people around the pool and there were spaces for their families.

A: Lani Kitching noted that part of the duty of care that is one of the biggest challenges of managing an HOA, is that it is very difficult to yield to the wants of the individual over the welfare of the other 539. So those are the considerations that go into every recommendation that comes to the Board that gets discussed.

Q: Pat Renkel asked if guest pass policy would be same for 2018. This year during the summer went very smooth it was very nice and comfortable and there was an extreme amount of people. In her opinion it was better than what it has been. Her feedback is she really loved the results.

Q: Frosty Merriott appealed to the owners for someone at RVR to run for the town council positions that are opening this year. He also commented on his confidence in the operations at RVR and gave kudos to the Board and Staff.



RIVER VALLEY RANCH

Q: Sandy Kister asked what the infrastructure items are that they will be using the reserve money towards?

A: Scott Darling explained the Board will have a much better feel and road map for that as they move into 2018.

Adjourn and Refreshments

The Annual meeting adjourned at 7:00 pm.