

**2013 OLD TOWN ANNUAL MEETING**  
**Record of Proceedings**  
**Wednesday, September 18, 2013, 7:00pm**  
**The Ranch House Meeting Room**

The Old Town Annual Meeting was held on Wednesday, September 18, 2013 at 444 River Valley Ranch Drive, Carbondale, Colorado 81623.

**Welcome and Introductions**

The 2013 Old Town Annual Meeting was brought to order at 7:00 pm. Executive Director Ian Hause welcomed all the attendees and thanked them for their attendance. Ian introduced members of the RVR Staff: Suzie Matthews, Director of Finance; and Pam Britton, DRC Administrator. Ian also introduced RVR Executive Board Treasurer, Bob Schoofs and the Old Town Advisory Committee (OTAC) Members present including Chair, Todd Richmond, Ken Neubecker and Greg Bovee.

**2014 Old Town Advisory Committee**

The current members of the OTAC agreed to continue their service on the committee for the upcoming year. The 2014 Old Town Advisory Committee is as follows:

Chair – Todd Richmond  
Board Liaison –  
Members - Ken Neubecker, Kathryn Rooney, Greg Bovee

Ian indicated that with Amy Harvey’s resignation from the OTAC, there is room on the Council for another member. Ian will discuss this possibility with interested parties and report back to the OTAC.

**Financial Overview/Preliminary 2014 Operations Budget**

RVRMA Director of Finance and Administration, Suzie Matthews, provided a financial overview for Old Town, notably:

- Old Town is currently well-reserved and in good financial condition
- The 2014 budget is projected remain the same as the 2013 budget for specific Old Town Assessments
- The contribution to the Painting Reserve fund is expected to remain the same
- The Financial Packet provided at the meeting included and Operations budget with the ETC (Estimated to Complete) figures for all line items. Based on this, Old Town is expected to come in under budget for the year. Any surplus will be rolled into the Painting Reserve

**Services Report Card**

Ian reviewed the status of Old Town services including Irrigation water supply, operation and services, turf grass maintenance, snow removal and the paint program. Action items from the conversation included:

- Staff will continue to monitor the status of Necrotic Ring fungus in Old Town and will address on a case-by-case basis, before any product is placed, the OTAC will review the MSDS and provide comments to the ED. Additionally, concern was expressed regarding children and pets being exposed to the annual fertilizer (SIFI) upon placement. Ian agreed to forward the MSDS to the OTAC for review. Ian did note that the RVRMA has done a trial in a landscape island on Perry Ridge to determine the effectiveness of the organic product. This may be an alternative for Old Town subject to costs.
- Staff will continue to monitor and measure watering levels and practices for Old Town; as time allows, staff will gather information on the cost/impact of automated soil moisture content measuring systems which would provide automatic system shut-off when soils are at desired moisture levels.
- It was also determined that the zone lay out should be reviewed to determine if there may be efficiencies in irrigation dates, runtimes and similar or matching exposures.
- Staff will evaluate the possibility of holding a 'landscape cleanup day' for Fall and Spring that includes special arrangements to dispose of discarded plant/tree material.
- It was noted that children have been climbing on newly planted trees and they should be caged now. Also, a newly planted tree on Boyd needs to be straightened and staked. Ian indicated this will be addressed immediately
- The OTAC may elect to create and post on their website area information on suitable planting materials and maintenance practices for the Old Town area. The desired species list may include drought tolerant, low grow, and climatic zone specific species.
- Ian will work with Four Seasons on snow plowing practices in Old Town and create a 'priority sequence' of areas to address first.
- After discussion, the group decided to 'stay the course' in terms of Reserve Fund contributions and continue to review the Reserve Fund levels in the future. Chair Todd Richmond, pointed out that Old Town has technically not funded the current year painting expenses for the past few years but fortunately has had remaining operational funds to fund the difference between what was spent on painting and what was collected in reserve funds.

## Other Items

- Roofs – Ian reported that there doesn't appear to be any warranty or recourse on the failure of roof materials on some Old Town homes. Ian suggested trying to 'bundle' multiple roofing projects and attempt to secure a better deal.
- Platting update - Ian reviewed the issue involving land that is individually owned along the west edge (the Hwy 133 edge) of Old Town. That strip of land between the fence and Hwy 133 is encumbered by a significant number of easements, ditch agreements and right-of-ways. Re-platting that area doesn't seem to be a feasible option at this time.

- Ian indicated that staff will be reestablishing that access to the bike path near the new sedimentation pond. Once the site dries out, staff will be placing the path, boulders and signage.
- A brief 'tour' of the new RVRMA website was conducted.

## **Adjourn**

The meeting adjourned at 8:30pm.