

2016 OLD TOWN ANNUAL MEETING
Record of Proceedings
Tuesday, October 25, 2016, 5:30pm
The Ranch House Meeting Room

The Old Town Annual Meeting was held on Tuesday, October 25, 2016 at 444 River Valley Ranch Drive, Carbondale, Colorado 81623.

Attendees: Kirsten Morey, Matt Brockman, Kathryn Rooney, Todd Richmond, Suzie Matthews, and Pam Britton.

Welcome and Introductions

The 2016 Old Town Annual Meeting was brought to order at 5:40 pm. Director of Finance Suzie Matthews welcomed the attendees and thanked them for their attendance.

2016 Old Town Advisory Committee

The current members of the Settlement Advisory Committee (SAC) are as follows:

Chair – Todd Richmond

Members – Brian Keleher, Kathryn Rooney

These individuals will continue to serve in this capacity in 2017. Anyone who is interested in either joining the OTAC is invited to speak with Suzie or Todd Richmond.

Financial Overview/Preliminary Operations Budget

Suzie provided a financial overview and reviewed the proposed Old Town Budget. Suzie began by describing what the 'Irrigation Reimbursement Assessment' is, i.e. basically a reimbursement for the cost of delivering irrigation water to the beneficial users. Kathryn pointed out that the name, "Special Reimbursement Assessment" may be confusing to community members. Todd offered that perhaps the intent of that title was to differentiate it from regular community dues. The conclusion was to rename that expense items to make it clearer.

Todd and Suzie led the participants through a review of the extended Old Town painting schedule. Generally, the painting program is tracking well.

Bottom line, the Old Town dues are increasing by \$8.00 per month due to a slight increase in painting fund contribution and an adjustment in the water delivery assessment.

Questions and Answers

Q: Kirsten: What is the status of Association management/leadership?

A: Todd: The Board decided that they wanted to understand more clearly what the Association really needs in and Executive Director. The Board has spent a good deal of time working to understand what they really should be looking for in an ED.

Some discussion was held about the history of ED's at RVR, the needs for the future, and the Board's approach to searching for new leadership. Kathryn felt it was important for the Board to seek community input.

Todd indicated that our Reserve position is adequate at present. The Board plans to work on understanding better what our mid and long-term capital needs are in order to effectively inform any need to increase the amount of Reserves.

Q: Kirsten: What is the situation with snow removal?

A: Todd: There will be significant discussion about the process of snow removal protocols including the type of equipment used for snow removal.

Q: Kathryn: I am worried about the wood repair allocation that is part of our painting process.

There was concern that the current \$750 allocation is and will continue to be insufficient for the type of deterioration that is occurring. Todd stated that this is a good subject for additional conversation. Kathryn indicated that some people have used their allocation 'out of cycle' and suggested that we keep records of who has already used their allocation. KR suggested that it would be best to work to keep the process as simple as possible.

The meeting adjourned at 6:30 pm.