



RIVER VALLEY RANCH

2017 RVRMA COMMUNITY GATHERING MEETING MINUTES

July 27, 2017

The Ranch House Great Room

Executive Board of Directors

Ron Rouse, President
Scott Darling, Vice-President
Yvonne Perry, Secretary
Leslie Marcus, Director-at-Large

RVRMA Staff

Lani Kitching – Interim General Manager
Suzie Matthews – Director of Finance
Pamela Britton – Governance and DRC Administrator
Cheyene Booher – Events Coordinator
Diana Flores – Hospitality Supervisor

Special Guests

Jay Harrington, Town Manager, TOC
Tom Newland, CDOT Bridge Project

Welcome and State of the Community – Ron Rouse, RVRMA Board President

Board President Ron Rouse welcomed participants to the Community Gathering, stating, “This event serves as an opportunity for new community members to meet one another and for the Board to provide an update on the status of our community.”

Ron introduced Board Members Scott Darling, Yvonne Perry, and Leslie Marcus. And also Staff members, Lani Kitching, Suzie Matthews, Pam Britton, Diana Flores, and Cheyene Booher.

Ron stated that we are \$32,000 ahead of the 2017 budget at this time, and running favorably in all key areas. We are ahead about \$105,000 year-to-date on our Operating Budget. We have had some Capital expenditures this year including pool filters, pool deck furniture and other important capital expenses. We don't have any other major capital items anticipated for the remainder of the year. There are a lot of moving parts in our community that, as we age, will require our attention. And in addition, we have maintenance obligations for the community parks and other amenities that were part of the development agreements with the Town of Carbondale. The Board's budgeting, reserve, and long-range planning takes all these concerns into consideration.

Homeowner Rich Glasier: Do you have a Reserve Study planned?

Ron: Thanks for raising that, yes, we do.

Homeowner Rich Glasier: How funded are we currently for the expenses anticipated in our Reserve Study?

Ron/Suzie: We are about 50 – 60% funded for the anticipated reserve expenses, which is typical for HOA's.

Ron stated that one of the major initiatives that was undertaken this year was a revision of the Guest Pass/Membership practices. A couple of community meetings were held in February to gather information as the Board created the revised plan. The feedback we are getting about these changes seems generally positive.



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Ron indicated that two other pending changes involve the departure of staff members Rich Myers, and Pam Britton. Rich Myers will be leaving us at the end of this year and we are in the process of locating a replacement for Rich. Pam Britton is also in the process of moving to St. George, Utah in April of next year and we are looking for her replacement.

These hires are the high priority at this time. After addressing these replacements, we will then be able to move on to evaluating our needs for a Community Manager.

Homeowner John Blair: Is the \$75,000 budget underage due to not having a full-time Community Manager?

Ron Rouse: Somewhat, although not entirely.

Ron announced that election of Board officers took place just shortly before this meeting, and the new officers are:

President – Scott Darling
Vice-President – Yvonne Perry
Secretary – Leslie Marcus
Treasurer – Todd Richmond

Ron expressed his feelings about being the Board President: “It has been an honor to serve the RVR community as Board President.”

Glenwood Spring Bridge Project Presentation

Ron introduced Carbondale Town Manager, Jay Harrington and Colorado Department of Transportation Communications Manager for the Glenwood Springs Bridge Project Tom Newland who each shared some information about the upcoming Bridge closure and the impacts there might be for our community. Their key message is that this closure is a big deal and will impact Carbondale. Everyone should try to plan head and be patient during this project.

Questions and Comments

Q: Homeowner Sue Edelstein – I have lived here through four different Community Managers and I feel that while Lani has done a good job, but she is not licensed and is not full time in the office. My observation is that staff is frayed.

A: Scott Darling – Thank you for your comments, they are well-founded. Our priority has been to work on the replacement for Rich Myers. He represents 23 years of experience and so Lani has been spending the bulk of her time in the field, trying to absorb as much information as possible as we try to fill that very vital role. We are aware of your concerns and are working toward taking care of them.

Adjourn and Refreshments

The Community Gathering was adjourned at 7:30pm