



## RIVER VALLEY RANCH

### 2016 RVRMA COMMUNITY GATHERING MEETING MINUTES

July 27, 2016

The Ranch House Great Room

#### Executive Board of Directors

Ron Rouse, President  
Jim Noyes, Vice-President  
Jack Gausnell, Director-at-Large  
Scott Darling, Director-at-Large

#### RVRMA Staff

Lani Kitching – Interim General Manager  
Suzie Matthews – Director of Finance  
Pamela Britton – Governance and DRC Administrator  
Cristina Sirianni –Tennis Pro

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

Board President Ron Rouse welcomed participants to the Community Gathering and introduced Board Members Scott Darling, Lani Kitching, Jim Noyes and Jack Gausnell.

Ron expressed that the Board members are all just homeowners here and are happy to serve the community.

Ron introduced members of staff Suzie Matthews, Pam Britton, and Cristina Sirianni. He also introduced our new Citadel security team members. He also introduced Lani Kitching, who is currently on a leave-of-absence from the Board to serve as an Interim General Manager. She is doing a great job working with staff to keep operations running smoothly. Ron also indicated that Brenda Boas, former Member Services Manager, has now gone on part-time status in order to pursue additional schooling. Jessica Hennessy has taken on management of the Front Desk, Pool and Juice Bar staff.

Ron stated: “This meeting is about you...it is an opportunity for you to ask questions and share your thoughts and concerns. Ron then opened the meeting up for Questions and Answers.

#### Questions and Comments

**Q: Homeowner Patti Huxley** – I just want to say thank you to Ron for all the time and effort he has put into the community.

**Q: Homeowner Barbara Grant** – If we see people swimming in the pond and we call the Front Desk, what is the procedure?

**A: Ron Rouse** – Lani or a member of staff go out to the pond, if possible and address the situation. You can always contact the police if the situation warrants it. We have a lot of private property as part of our Association. We should exercise reasonable responsibility to maintain appropriate use of our facilities.

**Q: Homeowner Dave Durrance** – What are the acceptable uses of the pond?

**A: Ron Rouse** – Catch and release fishing. Tackle is permitted for kids under age 12. Otherwise, no swimming, diving, ice skating, not rafting/floats



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**Q: Homeowner Nancy Davidson** - If we approach kids at the pond and they ignore us, do we call the Front Desk/Police.

**A: Ron Rouse** – Yes

**Q: Homeowner Bob Anderson** – Is there a phone number to call one of our security team if we see something of concern?

**A: Doug (Citadel Security)** – We patrol from 6:00 in the evening to 5:00 in the morning. We will provide a phone number that residents can use to call us.

**A: Ron Rouse** – We will send out an email blast with the Citadel phone number. We hired Citadel based on a very high recommendation from Chief of Police Gene Shilling and Town Manager Jay Harrington. We don't want to imply that we have a huge problem, but we want to get ahead some of the small disturbances we have been experiencing.

**Q: Homeowner Roy Davidson** – Thanks for your service. What are the Board's plans for obtaining a new Executive Director or other plan?

**A: Ron Rouse** – Our plan is what we have rolled out right now. What we may have learned from our recent experience is that perhaps we were not well informed about what types of skills and attributes that we should be seeking. At this time, members of the Board are working closely with staff members to both provide support and to learn more about what we are seeking. We have had some well-qualified folks (for the ED position) kind of casually surface. We (the Board) will begin to apply ourselves to the search process in the future.

**Q: Homeowner Bob Anderson** – What is the status of the River Restoration project?

**A: Ron Rouse** – A couple of years ago, former Executive Director Ian Hause launched an effort to restore the Crystal River as it runs through RVR. The river is owned by the Town of Carbondale. The RVR HOA is obligated per our PUD to maintain the parks and some other amenities at RVR. The Town has been pursuing Great Outdoor Colorado (GOCO) grants to fund the restoration project. The community has been asked to provide some feedback to the Town about the impacts of the plan. We generally have indicated that we support restoration oriented activities and less so development of additional recreational components.

**Q: Homeowner Bernard Poncelet** – Are we allowed to fish in the river now?

**A: Ron Rouse** – Yes, within 10 feet of the mean high-water line.



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**Q: Homeowner Bob Anderson**– What is the status of real estate at RVR?

**A: Jack Gausnell** – One of the things we have seen is that the market for the whole valley has changed drastically. The Aspen transaction volume is off about 50%. Some of the trends that start up valley move down valley. The good news is that the transaction volume and property values at RVR are still very strong.

**Q: Homeowner Stan Kleban** – There seems to be more construction in the ground that we have had for a long time.

**A: Jack Gausnell** – In reading the Board packet, I can see that there is a great deal of DRC activity...there are a large number of projects underway this year.

**Q: Homeowner** – Why are people selling their houses?

**A: Jack Gausnell** – Some RVR residents are wanting to down-size. Some of us are getting older and we just want a bit less home to manage.

**Q: Homeowner Stan Kleban** – Are lots assessed HOA due?

**A: Ron Rouse** – Yes, \$277 per month.

**Q: Homeowner** – Are there many delinquencies?

**A: Ron Rouse** – Out of 535 lots, there are about 5 – 6 that are delinquent.

**Q: Homeowner Stan Kleban** – What is the status of the Boundary open foundation?

**A: Ron Rouse** – Essentially, it is a stalled development project.

**Q: Homeowner Paul Ericson** – How many undeveloped lots are there? Are we about 80% built out?

**A: Ron Rouse** – About 120. No, we are somewhat less than 80% built out

**A: Ron Rouse** – I want to add that we are ahead by about \$5,000 in terms of budget to date. We anticipate we will finish the year on budget.

### Adjourn and Refreshments

The Community Gathering was adjourned at 7:47pm