



RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MONTHLY MEETING

Wednesday, September 25, 2019 5:30 p.m.
The Ranch House Meeting Room

Executive Board of Directors

Yvonne Perry, President
Gary Lesser, Vice President
Ben Johnston, Secretary
Todd Richmond, Treasurer
Cathy Cooney, Director
RJ Spurrier, Director
Gary Harada, Director

Management Attendees

Sterling Page, General Manager
Kendra Ford, Community Services Manager
James Maguire, Accountant

Homeowner Attendees

I. Call to Order- Establish Quorum

II. Approval of the Consent Agenda

- Approval of Consent Agenda

III. Approval of the Minutes

- Approval of meeting minutes of the regular Board meeting, held on August 21, 2019.

III. Public Comment

IV. Announcements

Sept 26-5:30pm Financial talk with Matt Owings

Oct 6 -4 to 7pm Chili Cook off/meet artist

Oct 7- New artist Rebecca Nickoley

Oct 24 -Halloween Craft for kids during fall break

Oct 31 - 5 to 7:30pm trick or treat at Ranch House

Oct -TBD art open

Nov 7 - New owner's meet and greet

Nov (tbd)- Lisa Voegle travel presentation

Nov 23 - Thanksgiving kid craft with Pam porter

Dec 7 -6 to 9pm Annual Holiday Party

Dec 14 - Kid craft w/ Pam porter 10 to 11:30am and Kid's Holiday party to follow 12 to 1:30



RIVER VALLEY RANCH

V. Management Update

- Ranch House Report-Kendra Ford
- Operational Report- Sterling Page
- Finance Report- James McGuire

VI. Old Business

- Landscape Update
- Golf Update
- Governing Documents Committee
- Playground Equipment for Parks

VII. New Business

- DRC Proposed 14th Amendment- Landscape Requirements
- DRC Proposed 15th Amendment – Fireplaces
- Appointment of Laura Hansen, Tim McFlynn and Sarah Jane Johnson to Old Town Advisory Board
- Appointment Steve Wohl to Settlement Advisory Board

VIII. Adjourn

IX. Executive Session

Ranch House Report 9.25.2019

GENERAL UPDATE

We are now officially into our "fall season" at the Ranch House. Until last week the pool was still maintained and available for owners to use during Ranch House hours without lifeguards on duty. We just officially completely closed the pool last Thursday. The Ranch House evening hours are set at 8pm for both weekday and weekends. The weekend closing hours will change to 7pm at daylight savings time starting on Saturday November 2 and we will be messaging and reminding in advance. There was an adjustment to Labor Day this year with shortened Ranch House holiday hours from 8am to 4pm. This was the first time for this and the community was very supportive and flexible, and we anticipate doing the same next year.

Sterling and Kendra will be hosting a Happy Hour Conversation in early November this one will be focused on new homeowners who have moved to RVR since the start of 2019. With an average of at least 7 closings a month we know there are a lot of new owners to meet and likely many questions to answer.

The plan is to move the annual meeting from mid-December to early January and free up the already full schedules of our owners during the festive holiday time.

MEMBER SERVICES

Programming

Upcoming Events

October 6 – Chili Valley Ranch Chili Cook Off Event with bluegrass music by the Hell Roaring String Band.

October 24 – Halloween craft for kid during fall break

Save the Date

December 7- Annual RVR Holiday Party

Communications

The new RVR website will be rolled out in the next few weeks. We are excited about the beautiful new format, ease of navigation and accessibility of information and resources. A significant change will be the new member login process in the "Members Only" section and we will be sending out information on the steps to follow to get an account set up. The members only section currently has the Member Directory on it but once the new website is launched will be using that area of the website to post other information, we prefer private and available to owners only.

The packets of information that are handed out to new owners will now have a copy of the Fines and Violation Policy and Schedule so new members of our community will be aware of these process and procedures we have been messaging the community about the past few months.

Human Resources

Many of you have noticed a shift in front desk staffing after our full summer season. Becky Denning has dialed back her morning front desk shifts from five days to three days and once our summer staff went back to their other commitments, we had some openings in our afternoon shifts as well. As a result, we were lucky to find two fabulous new ladies whom many have already been meeting at the Front Desk. Elena Perez is here on Monday and Tuesday afternoons and Julie McClain is the alternating morning person with Becky and is with us on Wednesday and Fridays. Both ladies spent significant time training with Becky, Jessica and Jules and recently started their regular coverage. We are really excited to have them as part of our RVR Team.

Design Review Committee Report for August 2018

The DRC continues to be full speed ahead. We currently have eighteen (18) projects under construction and eight (8) new projects under review. (**Activity Comparison: August of 2018 six (6) projects were under construction and seven (7) under review**)

Since our August Board meeting the following have been in front of DRC:

Lot: D-20

Review Type: Preliminary

Lot: GG-1

Review Type: Revisions

Lot: S-20

Review Type: Final

Lot : U-9

Review Type: Landscape Revisions

Lot: AA-12

Review Type: Addition and Remodel

Lot: GG-3

Review Type: Final

Lot: KK-11

Review Type: Preliminary

Lot: L-2

Review Type: Second Preliminary

Lot: K-08

Review Type: Landscape Revisions

(Activity Comparison: at last year's BOD we had two minor submittals to report – a landscape revision and a fence application).



RIVER VALLEY RANCH

Monthly Report to the Board of Directors

September 25, 2019

Governance

- Covenants, By-Laws, Resolutions and Policies.
 - James Maguire has agreed to postpone his departure for at least 12 months.
 - The IT committee, Laura Hansen, RJ Spurrier and Hugh Sontag met with James, Kendra, Jessica and Sterling to review the direction for the coming change to QuickBooks as the master software and data collection point for the Association.
 - The non-compliant shed along the 17th fairway has been removed by the owner as requested by the Board.
 - The non-compliant wood stove installation has been remedied by the owner complying with the Town of Carbondale Ordinances and the RVRMA Revised and Restated Declarations.

Facilities

- Ranch House
 - Our HVAC system was repaired under warranty and is working well.
 - A leak was detected in the water supply system causing the water to be shut off during the repair.
 - The Master Association will provide dumpsters for the use of the community for the disposal of leaves beginning in mid-October. We will also provide a dumpster for tree limbs and brush debris. Both of these will be located at the Ranch House.
- Pools & Tennis
 - The pool has remained open later into the summer season to take advantage of the good weather. It was closed on 9-19-19 at 9:19:19 am.
 - Tennis has been busy this fall as the weather has been excellent.

Grounds

- Common Areas
 - Removal of the Cottonwood trees in the Lakes area and Orchard Park is complete. Plans are being developed to replant the areas with a more suitable arrangement of trees and shrubs to enhance the experience for members of the community visiting these areas. Plantings should begin with the completion of sprinkler blow-out.

Irrigation

- Monthly Water Usage

	August 2019		August 2018	
○ Total Used	60,406,917	100.0%	39,070,601	100.0%
○ Golf Usage	33,059,384	54.75%	24,784,801	63.44%
○ RVRMA Usage	27,347,533	45.27%	14,285,800	36.56%
- Main Line and Cla-Valves
 - The decision to change to battery operated clocks is still under review. We may be able to save up to \$300 per month by dropping the electric metered service. We currently use power through 25 meters that barely register any energy usage. The majority of the bill is taxes and fees.

Operations

- Old Town
 - Mid Valley Painting has 2 homes to complete in October to fulfill their contract. The homes look great and I have had only good feedback.
- The Settlement
 - Nothing to report
- Boundary
 - A 20' irrigation easement was originally drawn in the Crystal River. The developer has agreed to have it redrawn in the actual location and install the irrigation service line to lot 10 and 11.
- The 24
 - Nothing to report
- Crystal Bluffs
 - Nothing to report



RIVER VALLEY RANCH

08/31/2019

Financial Report by James Maguire

1. For the month of August, actual income exceeded budgeted income by \$12K due almost exclusively to an increase in DRC fees. As for year-to-date, we are within only a 1% variance of budgeted vs actual income. We budgeted \$1.68M and received \$1.71M.

Total expenses (COGS + expenses) came in \$43K under budget for August and \$134K for year-to-date. The main variances continue to be in Wages (\$24K), Golf Legal Expenses (\$29K), Tree Maintenance (\$13K) and Other Admin Expense (\$28K).

One factor contributing to the Wage difference is replacing an employee cleaner with an outsourced contractor cleaner. Hence why Cleaning Labor is \$24K over budget.

As for Tree Maintenance, the costs to replace the trees around the lake have been charged to the Reserve Fund. Cost-to-date for that project is \$9,200.

2. Regarding Accounts Receivable, all homeowners have paid their dues, although we have some who have small balances still due. Nothing to be concerned about. I am in communication with them and working with them to get these small balances paid.
3. Other than the tree project around the lakes, we did not spend any other reserve funds in August.
4. Our tax return is being processed by Gary Porter CPA, as reported previously. The last update I received was that it will take a couple more weeks to finalize. We will also receive a recommendation regarding filing an 1120-H going forward.
5. We have started the discussion of having an audit or review done. We will look more into this and let you know what our options are, including costs.

DRAFT
Fourteenth Amendment
To the RVR Master Design Guidelines
Eighth Edition, Revised November 2017

The following amendment, relevant to Sections 6.26 and 6.29 – Minimum Planting Requirements in the 2017 edition of the RVR Master Design Guidelines, was reviewed and unanimously approved by the RVR Design Review Committee on September 12, 2019.

Minimum Planting Requirements

(Current)

Section 6.26 – Quantities verses Lot Area

Each residence is required to plant a minimum of 1.5 Trees and 3 shrubs per 1,000 square foot of homesite area, excluding areas designated as Golf Easements but including areas covered by the construction of the home. Within the mix of plant materials, at least 25% of trees and 25% of shrubs must meet minimum standards for “larger” trees and shrubs as specified in Appendix F for Approved Plant Materials. The balance of the specified materials must meet minimum standards for “smaller” trees and shrubs. Additionally, 25% of the specified trees must be evergreens.

Section 6.29 Planting Requirements in The Settlement:

In order to preserve consistency within The Settlement neighborhood on the east side of the river for both aesthetic and maintenance reasons, a more specific requirement for quantities is described below:

Plant Type	Min. Size	Min. Quantity
Aspen	1.5” cal.	8
Ornamental Deciduous	1.5” cal.	2
Evergreens	6’, 8’, 10’	1 each
Shrubs	#5 pot	45
Perennials	#1 pot	75
Cedar Mulch	3” Depth	All Beds

Because The Settlement neighborhood is provided with maintenance services by the RVRMA, any changes or addition to landscaping by home owners is required to be approved by the DRC and may be subject to exemption from the maintenance regimens of the association.

(Proposed)

Section 6.26 Quantities verses Lot Area

Each residence is required to plant a minimum of 1 Tree, .75 large shrubs (4'-6' B&B size) and 3 (#5 size) shrubs per 1,000 square foot of homesite area, excluding areas designated as Golf Easements but including areas covered by the construction of the home. Within the mix of plant materials, at least 25% of trees and 25% of shrubs must meet minimum standards for "larger" trees and shrubs as specified in Appendix F for Approved Plant Materials. The balance of the specified materials must meet minimum standards for "smaller" trees and shrubs. Additionally, 25% of the specified trees must be evergreens.

Section 6.29 Planting Requirements in The Settlement:

The Settlement neighborhood is subject to the minimum quantity requirements for trees and shrubs as described in section 6.26 Quantities verses Lot Area.

In order to preserve consistency within The Settlement neighborhood on the east side of the river for both aesthetic and maintenance reasons, a more specific requirement for additional landscape quantities is described below:

Perennials	#1 pot	75
Cedar Mulch	3" Depth	All Beds

Because The Settlement neighborhood is provided with maintenance services by the RVRMA, any changes or addition to landscaping by home owners is required to be approved by the DRC and may be subject to exemption from the maintenance regimens of the association.

The RVR Design Guidelines may be amended from time to time by the Board of Directors.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of the RVRMA certifies that the foregoing amendment was adopted by the Board of Directors of the RVRMA at a duly called and noticed meeting of the Board of Directors held on this date, in the year 2019 and in witness thereof, the undersigned has subscribed his/her name.

RVRMA President

Date adopted

Fifteenth Amendment To the RVR Master Design Guidelines

Seventh Edition, Revised March 8, 2010

The following amendment, relevant to Section 5.72 – Fireplaces, and Section 5.73 Site Fire Pits and Exterior Fireplaces of the March 2010 edition of the RVR Master Design Guidelines, was reviewed and unanimously approved by the RVR Design Review Committee on September 19, 2019.

Section 5.72 – Fireplaces

CURRENT: In accordance with the Town of Carbondale ordinances, no wood burning fireplaces are allowed. Interior and exterior facing fireplaces which are an integral element of the home are permitted, if gas fired UL labeled and approved by the Town.

AMENDED: In accordance with the Town of Carbondale Ordinance No. 20 Series of 1994, “There will be no solid fuel burning devices allowed within the PUD. Natural gas fireplaces shall be allowed”. All dwelling units within the Common Interest Community will be allowed an unrestricted number of natural gas burning fireplaces or appliances.

Section 5.73- Site Fire Pits/Exterior Fireplaces

CURRENT: Fire pits and exterior fireplaces are permitted, but special care must be taken to ensure safety. These must be constructed of fire-proof materials, contain arresting screening, and must be surrounded by a minimum circumference of five (5) feet of non-combustible material. Solid fuel sources discouraged.

AMENDED: In accordance with the Town of Carbondale Ordinance No. 20 Series of 1994, “There will be no solid fuel burning devices allowed within the PUD. Natural gas fireplaces shall be allowed”. All dwelling units within the Common Interest Community will be allowed an unrestricted number of natural gas burning fireplaces or appliances.

The RVR Design Guidelines may be amended from time to time by the Board of Directors.

PRESIDENT’S CERTIFICATION:

The undersigned, being the President of the RVRMA certifies that the foregoing amendment was adopted by the Board of Directors of the RVRMA at a duly called and noticed meeting of the Board of Directors held on this date 25th day of September, in the year 2019 and in witness thereof, the undersigned has subscribed his/her name.

RVRMA President

Date adopted

**RVRMA EXECUTIVE BOARD
Record of Proceedings
Regular Monthly Meeting
Wednesday, August 21, 2019, 5:30 p.m.
The Ranch House Meeting Room**

A regular meeting of the Executive Board Members of the River Valley Ranch Master Association, in the county of Garfield, State of Colorado was held on Wednesday, August 21, 2019 at 444 River Valley Ranch Drive, Carbondale, Colorado, CO 81623, with the following people present:

Executive Board of Directors

Yvonne Perry, President
Gary Lesser, Vice President
Ben Johnston, Secretary
Cathy Cooney, Director-at-Large
RJ Spurrier, Director-at-Large

Management Representatives

Sterling Page, General Manager
Kendra Ford, Community Services
Manager

Homeowner Attendees

Leslie Marcus
Doug Factor
Nina Factor
John Shurman
Laura Hanssen
Cindy Barnes
Katie Marshall

Call to Order

RVR Executive Board President Yvonne Perry called the meeting to order at 5:30 p.m. A quorum was established.

Approval of Minutes and Consent Agenda

Directors RJ Spurrier and Cathy Cooney moved and seconded to approve the agenda and the adoption of the Board Meeting minutes of July 24, 2019. The motion passed unanimously.

Public Comment

Leslie Marcus inquired about the replacement plan for playground equipment that was removed a few years ago at Orchard Park. RJ Spurrier offered to facilitate this process with his experience and resources from heading up the playground committee for the Ross Montessori school.

Doug Factor expressed some concern about what he feels are some issues with the tennis program as it relates to clinics and lessons. Homeowners, tennis members and non-members can all book lesson and clinics and no priority is given. As a result, he said homeowners can often not get tennis lesson at the times they want because those times have been reserved by tennis members and non-

members. He also mentioned that when the tennis courts need repair and replacement it is the homeowners whose funds go toward those expenses, so he feels owners should get priority. Doug suggested that a tennis committee be formed (which existed previously) to revisit the logistics and guidelines around the tennis program.

John Sherman was in attendance to discuss what he sees as an issue of regular speeding through RVR and questioned how this issue can be addressed. The Board informed him that any measures taken to temper the speeding need to be addressed by the Town of Carbondale since the roads in RVR are public.

Announcements

- August 22: Pickleball Informational Event with Jim Noyes
- August 24: Dive in Movie
- August 25: Poker Lessons/Poker Night
- September 3: last official day of pool and snack shack
- September TBD: Game Night
- September 25: Executive Board Meeting

Ranch House - Operational - and Finance Reports

Ranch House Report – Kendra Ford

General Update

It is hard to believe: the time is here already for the summer season to start winding down. This is our first week (August 19) of no lifeguards and no snack shack during weekdays. We will have the slide running and lifeguards on stand for the next two weekends through Labor Day. However, the outside snack shack is officially closed for the summer. Ice cream and some other basics snacks and drinks will be available at the juice bar inside during the next few weekends. With school back in session and many of our summer staff available on a very limited basis, our services are limited as well, and we so appreciate everyone's flexibility and patience during this period of transition. We will be moving toward fall Ranch House hours shortly after Labor Day weekend. The facilities will be closing at 8 pm every evening starting the weekend of September 6.

We had an excellent turnout of owners for our Annual Community Gathering at the end of July and appreciate those of you who came to listen and participate as well as our staff who handled all of the behind-the-scenes details to make the evening come together.

In the month of July, the Ranch House had 5,557 member visits (4,872 in June) and 1,286 guest visits (891 in June) for an average of 228 per day. Staffing did not increase in the month of July.

Member Services

- **Pool:** The pool will be staffed with lifeguards the weekends of August 24 and August 31.
- **Snack Shack:** Outside service **closed** for the summer.
- **Events:** We had the first annual high school and college kids pool party on August 14 from 8:00-10:30pm and had approximately 40 in attendance.

Saturday, August 24 will be the always-anticipated summer Dive in Movie event. The pool will close at 4pm that day in order to allow for the staff and time needed to prepare for it.

We also plan to schedule another Happy Hour Conversation evening with new owners in the fall. There has been an average of at least four sales transactions a week so we know there a lot of new members in the community and we would love to have an opportunity to connect with everyone.

- **Communications:** This fall our staff will be compiling something along the lines of a PowerPoint presentation/video for a new homeowner orientation. Our goal is to provide information to new owners right at the start. The presentation will include items like what the Ranch House is all about, who to contact for what type of request and questions, the DRC and administrative review process, what is available on the website and where to find it and everything in between.

We know you hear from us regularly, but we would also love to hear from you so if you have suggestions, comments or feedback on what you would like to see happening in our community, **please** email Kendra at esm@rvrcommunity.com and let her know what is on your mind!

Design Review Committee Report for August 2019

Since our last report we have had four pre-construction meetings and one final/close out inspection. We continue to have new home projects on each agenda.

DRC: August 8, 2019

HH-13: Revisions

JJ-9: Revisions

GG-3: Preliminary Review

HH-11: Final Review

DRC: August 22, 2019

D-20: Preliminary Review

GG-1: Revision

S-20: Final Review

U-02: Landscape Review

Operational Report- Sterling Page

Governance

- Covenants, By-Laws, Resolutions and Policies.
 - Summer Hiatus of the IT Committee will end with a kickoff re-start meeting the week of August 26 with a goal of completion and go-live date of January 1, 2020.

Facilities

- Ranch House
 - Our washing machine has had multiple breaks of service throughout the summer. Our contract service provider has done the repairs that can be done, and we will continue to monitor its performance. The 2107 Reserve Study indicates that the washing machine was last replaced in 2013, but the manufacturer has since gone out of business. Our current machine is rated for 35# with a dryer at 45#. <what do these numbers mean? Should either explain or leave it out – GL> Looking forward we should have a machine rated at 65# / 75# respectively. Reserve Study budgeted \$7,000 every 5 years for various appliance replacement. The initial estimated cost for both washer and dryer replacement is \$22,075
- Pools & Tennis
 - Our pools are open and functioning, weather permitting.
 - Kids Camp in August had great numbers for the weeklong event. 16-20 kids every day with more than 60 percent coming from residents of RVR.
 - Our Assistant Pro, Andres, did an exceptional job this season. The feedback from owners and players was great.

Grounds

- Common Areas
 - The common area sprinklers along the south entrance to RVR are the large rotor type which spray from the sidewalk toward the fence. This has resulted in the water marking the boards along this street from Hwy 133 to RVR Drive. At certain times of day, it is quite disturbing to the owners who are enjoying their patios in the evening. Design work has begun on adding an additional line along the fence using popup type sprinklers, which will water toward the street and replacement of the large rotor sprinklers with popups along the path to just reach the fence.
 - Removal of the cottonwood trees in the Lakes area and Orchard Park has begun. At completion, the Landscape committee will be able to choose appropriate replanting in these parks suitable to the needs of the neighboring properties and the community environment.

Irrigation

- Main Line and Cla-Valves
 - We have a continuing problem with the irrigation control clock that is managed by the golf course. The clock resets at 1 pm every day, which is in the middle of our watering schedule, and occasionally doesn't turn all the Cla-Valves back on. This creates problems randomly throughout the community as witnessed by dozens of owners this summer. This is a golf course management system adapted to also irrigate the community. Rain Bird commercial is involved with Chad Weaber, golf course superintendent, to resolve the issue but we have not found a permanent solution.
Our Cla-Valve distributor's solution is to install battery-operated timers at each location. This will require a capital outlay of approximately \$7,000 but will save that amount annually going forward. Function, costs and benefits are being studied at this time.
- Community Service
 - Our recently implemented irrigation email protocol has been successful in keeping owners in the loop on problems that they report. It also has made our maintenance staff more responsive to daily problems.

Operations

- Old Town
 - The Old Town Advisory Board will meet next month to go over agenda topics for their annual meeting. Topics will include fencing, irrigation management, organic lawn care, decreasing the snow plowing threshold, painting and budget.
- The Settlement
 - The Settlement community meeting was August 20 at 5:00 pm. Topics included DRC approval of new roofing materials, irrigation – over and under watering, lawn maintenance, tree quantity, snow removal, organic lawn care practices, painting schedule and budget.
- Crystal Bluffs
 - This community would like the Board of Directors to consider adding them to the Master Association for management of contracts for their HOA much like is done for the Settlement and Old Town.

Yvonne Perry noted the Settlement Annual Meeting was held last night and overall, the owners who attended seemed to be pleased with how things are going there. They did have some requests around irrigation and controls in garages, which will be looked at.

Yvonne requested the updated “Fines and Violation Schedule” be included in the paperwork that goes to new owners, so they are well informed and aware of what is and is not allowed in our community.

Finance Report – James Maguire

- For the month of July, we came in under 1% variance between budgeted and actual expenses. We budgeted \$202K and we spent \$203K. Total income for July was also right on target with only a 2% variance. We budgeted \$222K and received \$228K.

Year-to-date is still running under budget with a net surplus of \$110K due to income being ahead by \$20K and expenses down by \$85K. The other \$5K being a decrease in COGS. The main contributors are still an increase in DRC Fee income and decreases in Golf Legal Fees, Wages, Irrigation, and Tree Maintenance. The latter items may just be a timing issue and we may see increased costs as the summer comes to an end.

All dues were paid in full as of July 31st except for a new homeowner who eventually went on auto-pay in August and 2 other homeowners who owe a small partial balance. The A/R list is now the smallest it’s been in the last year.

- After several months of corresponding with Woodbridge, I finally got them to agree on the net amount due for over 50 of their accounts which have been past due since 2018 when they went into bankruptcy. We also owed them money for refunds of duplicate payments so, in the end, we owed and paid them a net balance of \$2,457. We did not make any compromises and they paid every penny they owed from the past. This completely cleans up the Allowance for Doubtful Accounts and A/R accounts. They still own several lots and will continue to make the monthly dues payment going forward.
- Our tax return is being processed by Gary Porter CPA, as reported previously. He is currently analyzing our financial statements and will make a recommendation regarding filing an 1120-H vs an 1120 for fiscal year 2018.

In the case that we don’t qualify for an 1120-H, I’ve also asked him for an opinion on whether the benefits of filing an 1120-H would justify making changes to our business income model. For instance, eliminating Season’s memberships. I will update you with his recommendations once I receive them.

I. Old Business

- Maintenance and Repair of Old Town Fence

This will be addressed at the Old Town Annual meeting in September. The advisory committee will meet first and establish what will go on the agenda as well work through the fence issues in order to best present to the Old Town community.

- Landscape Update

Twenty-one cottonwood trees are being taken down in the Lakeside area. RVR will have to work with the neighbors in that area to see what they want to put in the place of the cottonwoods. The next area to be addressed is Orchard Park.

- Golf Update

Gary Lesser reported that the DHM open space report is complete and the Golf Committee and Board are working on a communication plan for disbursing this to the homeowners in September. There was some discussion around the current state of the golf course issue and Gary Lesser expressed that he believes the long-term concerns are not solved – right now there is just a temporary fix in place. Yvonne stated she believes that the owner of the golf course and driving range will put pressure on RVR again at some point.

II. New Business

- Proposed 13th Amendment to DRC Guideline

***Motion:** Board President, Yvonne Perry and Secretary, Ben Johnston moved and seconded, a Motion to adopt the 13th Amendment to the DRC Guidelines. The Motion passed unanimously.*

- Irrigation in Old Town

There are two or three different types of irrigation systems in each home in Old Town. There is one that runs the streetscape, one that runs the front yard and one that runs the back yard. Those systems end up in conflict. Another issue is the original installation was done with clean water valves, not dirty water valves, so they stick. The RVR crews are spending a lot of manpower on Old Town irrigation, much of which belongs to the owners but ultimately affects everyone so RVRMA ends up having to address it. Sterling recommends that RVRMA takes over all the irrigation in Old Town at an added expense to Old Town.

Laura Hanssen explained what she has experienced at her house with these issues. She feels the whole irrigation systems is a mystery to Old Town residents and difficult to plan around or work on.

Sterling explained that an audit of each system in Old Town would need to be done in order to get to a starting point and Rich Myers would be the best person to do the audit. Yvonne recommended that Rich Myers be a part of the meeting with the Old Town Advisory committee.

The irrigation issues need to be figured out before the fences because ultimately, they are tied together.

Sterling further explained there is also a community-wide irrigation issue. The computer system is designed to run a golf course, and at 1 pm the system shuts off and resets. This timing is right in the middle of the RVR watering schedule. Something is happening where the Cla-valves do not turn back on after the interruption and then there are sections in the community that are not getting water in the afternoon. Rain Bird corporate is working on this issue, but they do not have a solution yet. The Cla-valve company's solution is to put a timer on each Cla-valve. There are 27 Cla-valves. We could buy timers once and then not have to pay the golf course \$7,500 a year to operate the irrigation clock we are struggling with and we would have control of it. Sterling suggested the individual timers would likely be the best way to go but some discussion still needs to be had around the impact and finances of the different options.

- Sub Associations interest in being managed by RVR as special services community

Yvonne noted that Katie Marshall came to the Board meeting with a request that Crystal Bluffs be managed by RVR the way the Old Town and Settlement neighborhoods are managed. In the discussion around this it was mentioned if Crystal Bluffs was allowed this option then it would also have to be offered to other special services communities within RVR. Cathy Cooney noted the additional fees Crystal Bluffs and the other sub associations currently pay to their separate property managers is not enough to contribute substantially to the RVRMA budget to support Sterling and his team with the amount of additional work involved in supporting these communities so ultimately the management fee would likely have to increase to the owners in those communities. Cathy expressed she thinks it is the right thing to do and it should be figured out. Ben Johnston noted the covenants would have to be amended to allow for RVR to provide special services to neighborhoods other than Old Town and Settlement. It is not how the management structure is laid out in the current covenants, so it is more than just the special communities and the Board/Management agreeing figuring this out together. It was suggested this be an item the Governing Documents Committee look at for consideration of an amendment.

Cathy Cooney suggested that one option until the change in the Covenants can be made, is for the three special services communities to work together on a property manager. Cindy Barnes did share with the Board that she feels Sterling is an excellent manager and truly appreciates Kendra and her team and she loves coming to the Ranch House and being in the community. She would like for the same level of management and attention to be given to their neighborhood and feels strongly it would enhance the community as a whole if all of the neighborhoods were managed the same.

Adjourn

The meeting was adjourned 6:32 pm.

Executive Session