

## **RANCH HOUSE REPORT - March 2020**

With daylight savings now in place, the Ranch House will be open until 8pm every night of the week starting this weekend.

From when I started this report a week ago, to today, a fair amount of changes/additions have taken place. We are taking some measures at the Ranch House to create less opportunity for contact. A sign has been posted requesting everyone to use the automatic door button to open the doors instead of the door handles, the member punch in keypad is now behind the front desk and front desk staff is entering member numbers as they walk in. We have also removed the snacks from the bar area because they either end up with hundreds of hands on the lids or hands in the jars themselves. Our excellent front desk staff is staying diligent with regular sanitizing and wiping down of all common area surfaces.

### **Events**

As of now any of our originally planned events are cancelled or on indefinite hold, so we do not have much to list for what is upcoming. However, if we see a positive shift in the near future, we will certainly work hard to do a quick planning, so our community has an opportunity to come together and enjoy each other's company.

The Family Bingo night at the end of February had an excellent turnout and we are already looking forward to planning the next one.

Sandi Kister is intending to start a six-week Great Decision series which was very well attended last year. Now this is TBD so we hope to have further details for you soon.

### **Fitness**

Staff and management have been working together to monitor general class attendance and patterns and determine how to adjust class offerings for the spring season. There are some changes to the March fitness calendar with some classes being removed and others added and for now this is just a one-month trial to see how the times and class styles work out. We continue to discuss and assess at our staff meetings as well as take homeowner feedback.

We are happy to have Joanne Scott willing to come back to teach water aerobics again this season and will be starting that up in May.

A fitness survey has been sent out to the Community in the past two newsletters and we will share the results of that at the next Board meeting.

### **Human Resources**

It is hard to believe the time of year has arrived to start thinking about summer staff! We have been reaching out to our staff from past seasons and most of them plan to return. Some of them have been with us as long as 5 years and we are grateful they enjoy working at RVR enough to provide us with that level of consistency, familiarity and knowledge. We have also started to receive inquiries from other kids in the community about job possibilities so do not anticipate a need to advertise for any positions at this time. We have an unusual year where some of our college staff who typically do

not return until May will now be home for the rest of the school year and able to really support Sterling and I in getting the summer details worked out on a effective timeline.

We currently have a CPR Certification Course lined up at the end of March for all our Ranch House and Maintenance staff. Whether or not we move forward with our planned dates or have to delay is yet to be determined but we will make sure this is completed by all staff as soon as possible.

### **Communications**

We listened to our Owners' request and have worked with Footsteps Marketing to adjust the search options for the Member Directory accessed through the website. You can now search by last name, street name or spouse.

### **DRC**

We currently have 19 homes under construction, 7 pending permits, 3 current new applications and at this time, 4 new applications on the agendas in April.

The DRC activity since the last BOD meeting:

**Lot:** Z27

**Review Type:** 2<sup>nd</sup> Preliminary

**Lot:** Y-12

**Review Type:** Final

**Lot:** D09

**Review Type:** Final

**Lot:** EE12

**Review:** Final

**Lot:** Boundary #3

**Review:** Preliminary



## RIVER VALLEY RANCH

### Monthly Report to the Board of Directors

March 18, 2020

#### Governance

- James & Sterling met with the Michael Taylor of CSI / Club Automation and discussed their new product abilities and pricing. We have seen presentations for two other systems that are equally sufficient for our needs and will be deciding soon on an implementation plan.
- Verbal and written notices were given to an owner on Heritage for violating the RV parking covenants.
- The Town of Carbondale asked that no vehicles park adjacent to islands on Perry Ridge and Crystal Canyon Roads to ensure that emergency vehicles can maintain access. This message was forwarded to the builders who have been compliant.
- Residents in the B block on North Bridge have requested plowing service next year. Estimates will be gathered and proposed to the homeowners to see if they are willing to pay for this extra service as part of their monthly dues.

#### Facilities

- The lap pool and hot tubs were closed two days for cleaning. An additional pump has been ordered for replacement in case of failure.
- We are looking into changing our internet, telephone and cable provider to Comcast. This may require installation of conduit from the service tower across RVR Drive. Comcast is working on pricing options.
- The new assistant tennis pro for Sportiva will be Scott Garcia from Michigan.
- The hard courts are open and playable. We will be starting to work on prepping the clay courts the week of March 23<sup>rd</sup>.
- New this season will be a 3-play limit per non-member guest and a single-month membership.
- Tennis memberships will increase this season as follows:

<b>Membership</b>	<b>2020</b>
Family Full Season	\$925
Individual Full Season	\$689
Individual Peak Season	\$489
Individual 1 Month/Year	\$299
Guest entry (limit 3)	\$15



## RIVER VALLEY RANCH

### Grounds

- As soon as weather permits, we will be re-stripping the first row of parking next to the Ranch House to be angle parking. We will lose one parking space but should ease the challenge of wrong way drivers on the RVR Nascar circuit. Too many bottle necks and near misses.
- The Town of Carbondale ground and beveled the sidewalk trip hazard in front of the Ranch House. A resident had tripped and injured her shoulder.
- A request was made with the TOC Public Works Director to investigate the options for replacement of the light poles in the RVR community. This was initiated after a pole was struck at the corner of RVR Dr. and North Bridge Dr. which severely damaged the existing pole which EXEL Energy cannot match. This will be an ongoing conversation as the type and style of light will need to meet the Towns dark sky mandates and other requirements.

### Irrigation

- Crews are busy repairing a list of things that were discovered broken during blow out last fall.
- The raw water start-up is expected to begin April 13<sup>th</sup>. Rich Myers will be here to oversee this process until May 22 and then every other week throughout the summer until blowout.
- We anticipate a water Q & A day on Saturday May 9<sup>th</sup> for the Old Town Neighborhood. This will allow homeowners / tenants to get to know the system in their yard, both theirs and ours. We will be replacing components on our system with RVR labelled sprinklers to help them identify the different systems.
- The CPS regional trade show displayed several new products. These included a riser extension, so the head doesn't need to be dug up and replaced. A new line of sprinklers with many great built in features eliminating several parts and deficiencies. Filtration systems to reduce nozzle plugs, GIS equipped water monitoring and so much more.

### Operations

- Old Town  
Painting contract is completed for the 2020 scheduled work. Old Town will be first in the rotation this year.
- The Settlement  
Painting contract is completed for the 2020 scheduled work.
- The 24, Boundary and Crystal Bluffs have no report.

## Financial Report

James Maguire

For the month of February 2020

1. The budget vs actual for February and year-to-date is close to perfection. Income is within 1% variance and expenses are within 2% variance. The only major variance was in cleaning labor where we are running \$5,000 over budget.  
We are also right in line with last year's spending. Last year we spent \$294K to date. This year we've spent \$295K to date.
2. We spent \$43K of reserve funds on playground equipment for Triangle Park in February. The Town of Carbondale paid the vendor directly with their funds and we reimbursed the Town.
3. The audit is complete. We are still waiting on the results which will include 3 reports: an audit report, management letter (internal controls) and board governance letter (discusses broad issues regarding audit process). Our auditor will also be completing our 2019 tax return. We hope to see everything finalized by the end of March.
4. The dues will be changing again on April 1<sup>st</sup> due to the trash transition to the Town. Dues will decrease by \$24 for anyone currently paying for trash. We will put out announcements to homeowners to remind them of the change prior to April 1<sup>st</sup>.
5. We are still in the process of analyzing our options for a software conversion. We are meeting with our current vendor this week to discuss options for renewing the current system and possibly upgrading to their online platform.  
We also had demos with 2 other software companies, both of which seem like they could provide a more robust and inclusive environment to manage the health club, pool, tennis, memberships, and point of sale. We will have more information next month.