

2012 OLD TOWN ANNUAL MEETING
Record of Proceedings
Wednesday, September 19, 2012, 7:00pm
The Ranch House Meeting Room

The Annual meeting of the Members of the Old Town Sub-Association of the River Valley Ranch Master Association, in the county of Garfield, State of Colorado was held on Wednesday, September 19, 2012 at 444 River Valley Ranch Drive, Carbondale, Colorado 81623.

Welcome and Introductions

The 2012 Old Town Annual Meeting was brought to order at 7:00 pm. Community Manager Ian Hause welcomed all the attendees and thanked them for their attendance. Ian introduced members of the RVR Staff: Suzie Matthews, Controller; and Pam Britton, DRC Administrator. Ian also introduced RVR Executive Board President, Jim Noyes.

Committee Membership

Volunteers to participate on the Old Town Advisory Committee were solicited. Todd Richmond agreed to serve as Chair of the committee. Ken Neubecker and Kathryn Rooney agreed to stay on as committee members. Greg Bovee will join the committee for 2013. In addition, Kent Baumgarner and Matt Brockman were nominated to be committee members; Ian will follow up with them to confirm if they will serve on the committee.

Financial Overview/Preliminary 2012 Operations Budget

RVRMA Finance Director Suzie Matthews provided a financial overview for Old Town, notably:

- Old Town is currently well-reserved
- The 2013 budget will remain the same as the 2012 budget.
- The contribution to the Painting Reserve fund will stay the same.

Services Report Card

- Snow – Ian discussed the challenges with snow plowing contracting, especially during years like last year where the snow was so intermittent. Bottom line, if we want to have our snow plowed when it falls, we need to have someone on retainer otherwise we just get ‘stand-by’ service from the plowing providers. Our contract for this next year will be similar to last year’s. Having Four Seasons on retainer means we have preferred service and get a discount for each plowing. Four Seasons will provide specific contracts next week and Ian will review them with members of the Old Town Advisory committee to make sure the service meets what they need.
- Watering – There was a concern expressed by Kathryn Rooney about possible over-watering this year. Ian indicated we will continue to review our watering practices and look for opportunities to improve. Several ideas were offered to potentially improve our water-use practices, including:

- Providing education to RVR community members about turf health management practices
- Holding a community wide meeting to start that education process
- Setting a goal to decrease the amount of water that RVR uses
- Creating a “Water Stewardship” committee
- Investigate installing water pressure regulators that reduce the water pressure for individuals homes from 70 PSI to 35 PSI

Painting Program Status Report and Looking Forward

Community Manager Ian Hause provided a summary of the status of the Old Town Painting program and what to anticipate in the future.

- Old Town is looking really good; we have become a ‘poster child’ of effective neighborhood painting programs
- Ian recommended leaving the Old Town paint reserve contribution the same for the time being and then in the next year consider if we can reduce the contribution going forward based on the longevity of the current paint produce and process.
- There was a discussion about whether the OT Painting Fund is over-reserved, and if so, how excess funds could be re-allocated. The decision was made to maintain the painting contribution at its current level and then consider the various options for leveraging the available overfunding in the painting fund.

Other Items

- A question was raised about whether there might be any warranty relief for some of the failing roofs in Old Town. Ian will investigate who the roofing provider was, what warranty coverage there might be and whether OT might be able to secure a favorable contract for the repair of a number of homes at the same time.
- Some concern was expressed about neglected landscaping in Old Town. A decision was made for the OTAC to take a pass at creating guideline language for landscaping maintenance and forward to Ian for review.
- An observation was made that the Maple trees on Harris are dying. Ian will follow up with Jason of Aspen Tree Services to determine what is happening.

Adjourn

The meeting adjourned at 8:15 pm.