

River Island Ranch POA, INC

“The Bridge”

Bringing Community Together

Volume 1, Edition 4

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View from the bridge

The Cottonwood Golds of late October have given way to a wintery wonderland. Imagine living in a snow globe here on the Island. The four day storm engulfing Southern Colorado dumped 8 to 10 inches of snow blanketing the clubhouse and cabins. Shoveling has replaced raking leaves. Wolf Creek is 95% open this week, and ice is forming on the banks of the river. Nate Goldsberry was able to pull off a last minute plowing of RIR roadways under short notice. He will ensure cleared roads after any snowfall of 6” or more this winter. We will formally introduce a three year plan for road maintenance in the weeks ahead. As Mother Nature lowers her temperatures, and as conditions change, so has our Board of Directors which has settled into a pace and pattern of organization and accomplishment. We will meet at 5:00 PM MT, on the first Tuesday of every month. We welcome the association members to attend, as it is an open Zoom meeting. You may request a link from Frankie Shannon, host at: (frankiewshannon@gmail.com)

Both the Website Committee, and the Board have seen a flurry of activity. As we prepare for the holidays and the end of our fiscal year 2024, we strive to complete a budget for 2025, and transition from an outdated desktop version of Quick Books Accounting to a current online, multiple user edition. We will document the 4th quarter savings of self governance and prepare for the January 1st member assessments to be delivered. The good news is there will be no increase in our association member assessments. We anticipate celebrating an unveiling of our brand new RIRPOA website and welcome members and their guests to refurbished comforts in the cabins. The website committee has worked tirelessly to create an informative central hub, where we can maintain private access for the security of cabin reservations, sensitive data and information, yet provide a welcoming space for the public to discover what River Island Ranch has to offer. Although still under construction, the initial rendering of the website is available for review at rirpoa.org. We are now accepting Credit Card reservation payments through Stripe.



It will provide a resource for River Island Ranch information, our bylaws, covenants, minutes, procedures and news. This will be our permanent domain, belonging to RIRPOA, serviced by us, and thankfully, extremely affordable due to the efforts of the volunteer members of the website committee. A HUGE THANK YOU is deserving. We applaud, Alan, Debby, Jennifer and Leah for their effort and results!



“Please clean up after your pets”

We held a round up, practiced our cowboys skills and herded several trespassers home, who we’re enjoying grazing on the Island last week. Their leftover pies were a humorous discovery to remind all pet owners to be sure and clean up after your pets!

Robust reservations for cabin occupancy has increased significantly due to our reduced rates effective October 1st. New electric teapots, under cabinet lighting, coat hooks, new pillows, shower curtains and linens, and revised rules and regulations regarding the fees, reservation process and use have been established. Mountain West, from South Fork, is our new cleaning service, with our account handled by J’nae. They will expand their services offering private residential cleaning throughout the association. Our intent is to provide a more welcoming, self sustaining and comfortable experience for members while enjoying the clubhouse and cabins. We are hopeful everyone will participate in keeping the Island condition improved and cared for. Newsworthy mention regarding the 25.2 acres behind the Island to the North, has progressed. A title search has been performed, the legal settlements of the past have been evaluated, and we have retained the professional services of *Antero Law* from Denver, to represent RIR with the anticipation of resolving the dispute and question to the previous Quit Claim Deed to convey the land back to RIR.

We had two new families join the RIRPOA community this past week. Mary and Robert Steele, of Golden, CO and Lisa and Keith Riley of Cascade, CO (outside of Colorado Springs) Please join us by welcoming them to our neighborhood.

In our last board meeting, we confirmed the use and status of our Cisterns in North RIR with Tyler at the firehouse. In summary, they are not relied upon by the South Fork Fire Dept. due to their ability to source water from within a 6 mile radius elsewhere and don’t actually have access to them. (Bolt Cutters, as they are locked.) We will however, maintain them and confirm their status because we can. We have also discussed removal of dead trees precariously leaning to be removed on the Island creating some more firewood for the pit. We have revised the Cabin and Clubhouse Rules and Regulations to fit our approach. Please participate wherever you can to keep them in optimal condition after each use. We have scheduled a meeting with Greg Mann next week to execute a five year agricultural lease, to maintain our grazing status. We are hopeful

for progress in our attempt to reverse our tax assessments with Rio Grande County and return to our previous classifications prior to Elk Peaks mandating a change. The BOD has made a decision to rely on the Nominating Committee to hold a formal election for the Club Executive Committee next year at our annual meeting. The current volunteers offering to contribute don't require a vote to fill the minimum vacancies for the Committee. Therefore we will continue to appoint a team to fulfill the requirements in the interim. We are still seeking assistance in our bookkeeping, as a few members have stepped up to contribute. We successfully migrated all our historical data from Elk Peaks, old desktop version and may now move forward online.

As we approach our first 60 days of leadership next week, We want to thank everyone for their support, help and encouragement. We are extremely grateful to assist our community in our transition to self governance and preservation of our way of life here in paradise. We welcome everyone to contribute and have your voice heard. Lets discuss an effort to schedule and plan quarterly gatherings each year to encourage friendship and community in the neighborhood.

As the season of giving nears, we are very grateful to wish everyone a Happy Thanksgiving from the Island. We will host a Pie and Leftovers gathering at the Clubhouse on Black Friday from 2:00-4:00 P.M. for those here or traveling to RIR. Please come celebrate and share with your neighbors and fellow members.



“In a bed by the waterside I will lay my head...Listen to the river sing
sweet songs to rock my soul.”