

River Island Ranch POA, Inc.

“ The Bridge”

Bringing Community Together

January 2025

Volume 2, Edition 1



“Happy New Year”

A new year, a new bridge to cross.

As we wade into uncharted waters with a new year, a new administration guiding our country, and a new set of challenges to face, we revel in the comfort that our community rallied together to share a common bond of neighborhood to sunset 2024 together. The Board and I would like to thank everyone who has joined in to contribute, participate, and support our self governance this past 90 days. For that we are grateful. Approximately 60 guests rejoiced to the live music of Rivertown Folk, from Creede, as we danced, ate, and smiled together to celebrate Christmas, our community spirit, and a new year. Our hearts and prayers go out to all those affected by the wildfires in California. We are blessed here, but also need to raise awareness with due respect for the power of Mother Nature.

It's that time of year for all of us to ante up! Our RIRPOA annual assessment invoices were prepared, mailed, and copied by email to everyone. As we adjust and correct any errors in the lists we have inherited, please be patient with the new board as we work with progress toward perfection. The good news is the assessment rate has not increased and remains at \$525.00.

Everyone should have received an invoice, they were mailed January 6 and 7th. For those who have paid in advance, we thank you for your prompt payment. We are working towards streamlining the process in the future to possibly include payment by credit card. Reservations for the cabins have been processed by credit card, and seem to be working out well. The one adjustment we will have to consider is a fee to cancel a cabin reservation. RIRPOA is absorbing the bank processing fees for making the cabin reservation, which are built into our reservation fees. We do not currently have an instrument in place to cover the bank fees should you cancel. We will work towards a solution for next month.

We have seen an increase in occupancy since October 1st, after the reduction of reservation fees for the cabins. We had approximately a 55% occupancy in 2024, with 390 nights reserved in both cabins. We expect an increased use in 2025, and we are planning two work weekends to encourage volunteers to participate in a Spring and Fall clean up. Social event gatherings will be scheduled to accompany the work weekend dates. The Board has approved quarterly scheduled social events for growing our community spirit, in addition to our annual Business Meeting.

We are preparing a 2025 operating budget for review. We will finalize and vote on accepting a responsible fiscal plan at our next Board meeting on February 4th, 2025, at 5:00 PM MT. We encourage everyone to attend as it will be a published Zoom meeting. In our first 90 days we are pleased to report a healthy outcome for our year end results. We have an operating account amounting to \$160,044.91 and reserve funds totalling \$273,493.85, compiling total assets measured at \$433,538.76. We ended the year +\$4543.33 in our operating account. Relatively good news all around. We are now earning modest interest in all reserve accounts. We also proudly announce that Sam Humphrey has volunteered to fill our Treasurer role and was formally appointed by the Board to fill the term until our next annual election in August 2025. We are all very grateful for Sam and his valuable expertise with our Quickbooks application and fiscal administration management.

The Board has issued discovery documents to our real estate attorney regarding the acreage adjacent to the Island for an update to an outdated quit claim deed and establish the possibility of a recorded transfer from the original investor in RIR, Tom Smith. We have secured the paperwork to engage in renewing our agricultural grazing agreement with Greg Mann, rancher. We have met with and have formally requested the Rio Grande County Tax Assessor to consider reinstating our previous classification and restore our tax base to the Island instead of each member burdening the increase.

We have welcomed several new members in the last two months, and the Board has discussed adding two board members this coming August at our annual meeting. We have made several new improvements to the clubhouse and cabins, including a new updated 75" smart Samsung TV and soundbar for the clubhouse this past month. We are asking the Club Executive Committee to generate and recommend an effective and realistic maintenance outline for this upcoming season. Please consider offering your support in any capacity.

On the water, aside from sidestepping a few icebergs, some 17-19" handsome hungry Brown Trout have been landed in the stretch of the river just west of the clubhouse, thanks in part to the astute skills of Paul Mullinex. Mother Nature has been ferocious in many parts of the country, except our area and Wolf Creek. 4-5" inches of fresh snow fell last week up on the mountain, however last month saw little accumulation. Pray for snow!

Please visit our new official website, rirpoa.org, for cabin reservations, updates, photos, news, policies, rules, and specific minutes from our Board meetings. We are hopeful the website will become the heartbeat of River Island Ranch. A few members have requested information regarding a directory so we can all be in touch with each other. We are addressing this request and we have a committee preparing to work on creating the directory. We have collected several authorized waiver forms from last September, and have currently included a form to execute in the annual assessment mailing. For those wishing to be included in the directory, you may authorize the release form and mail it to RIRPOA at PO Box 880, South Fork, CO 81154. We welcome your input on how to execute and distribute this listing. We intend to privatize the listing, and currently are working toward a password-protected option on the website. In the meantime, we will only email it and distribute it to members wishing to be included in the directory.

May we all be blessed with good health, joy and peace as we cross the bridge into 2025. If there is anything we can do to make RIR better, please contact any Board member with your contributions and input. Happy New Year!



"His Majesty"

...The Browns and the Rainbows are not alone.