

River Island Ranch POA, Inc.

“The Bridge”

Bringing Community Together

April 2025

Volume 2 Edition 4



“..it Happened”

April has seen a mixed bag of activity at the Island. Buds are appearing confirming the arrival of Spring, Wolf Creek celebrated their official last day on Sunday the 6th, and the river is swollen and flowing fast. Those aren't the only downhill events either. Our new one piece septic tank is installed and accepting all downhill flow also. The team from Weavers' Level Best did an awesome job and we may expect to have an advantage against future flooding on the Island. We invested \$9,100.00 to replace the original, two piece seamed, 1500 gallon tank, which under static ground water pressure was failing and filling up with water rendering our system incapacitated.

April “Fools Day” saw our monthly board of directors meeting, where a group of volunteers gathered for two hours, worked tirelessly, solved the world’s problems, found some good humor, and discussed plans for our annual members meeting on August 16th. **SAVE THE DATE.** The Nominating Committee and the Board of Directors will fill one vacancy at the meeting. Members will be invited to become candidates for an election to be held at the meeting in August, per our bylaws. Please consider contributing to our community, attend monthly two hour meetings, and perform actions pertaining to the administration of our POA. Positions on any of the committees in our POA do not require becoming a board member. Please consider becoming involved in River Island Ranch.

In other South Fork news, the Rio Grande County Commissioners will meet on April 21st, at SkiHi Event Center in Monte Vista to hold a public hearing on creating a special tax district and mil levy application for the purpose of building an “Aquatic Center” consisting of a pool and recreation center. The group proposing this facility will petition to finance this on the support of your tax dollars. They are proposing a mil levy to increase your Rio Grande Property taxes, and are requesting it be presented on the November ballot for a vote by the citizens. They were previously denied in a 3-0 vote by the council last year and in 2002. Please contact me or attend if you would like your voice to be heard. We will be present to represent RIRPOA.

The new RV/auto fuel and convenience facility located on Hwy 160 in South Fork is well under construction and is expected to open in 2025.



The Rio Grande Club and Resort has announced it will open for rounds of golf on April 22nd weather permitting. They will be hosting an Easter egg hunt this Saturday morning, however the forecast for South Fork this weekend is expecting snow Friday and Saturday. Apparently Mother Nature has decided to lay her own egg to let everyone know winter was not quite done yet. Sunrise Easter service will be held by New Hope Church again this year at the cross on Agua Ramon, up on the mountain. The expected low of 19 degrees may be putting a chill on your blessings.



We wish everyone a blessed Easter.

Several new businesses have re-opened or relocated in town. Previously “Candies” restaurant (Firehouse) is now “Gone Rogue” and piloted by chef owner Rhyss and his wife Candice. The “Blue Eyed Bear Boutique” has purchased “The Cabin” and has relocated. Chevallo’s is for sale, Twin River BBQ will not reopen as a restaurant/bar, and a new facility “ the Ponderosa Pub” will begin construction soon in Ponderosa, across from Revolution Rail. They intend to offer dancing and a pub atmosphere.

Off the record, apparently we have a new neighbor with the closing to have occurred yesterday. A local rancher Casey Kimbrell reportedly has purchased the land previously held by River Island Ranch known as filings' four and six, from Thomas Smith. Mr. Kimbrell has recently built a new home on the ranch adjacent to Pigeon Rock Ranch. As of press time I have not been able to confirm the closing. We understand he will utilize the land in filing six along the river and creek for ranching, and perhaps develop a portion of filing four along county road 15. We were told he intends to create a conservancy on filing six to protect it from future development. Over the next several weeks we will attempt to contact and welcome Mr. Kimbrell as our new neighbor. We are not aware of the intent with regard to the Island or the 25.2 acres behind us, as for sale signage is still present and the listing is still on Zillow. I have reached out to Tom Smiths' attorneys for comment. We will provide an update as soon as possible.

Spring cleaning is underway on the Island. We have begun to water the grounds in lieu of the lack of precipitation this fall and winter. Several dead Cottonwood trees' are under scrutiny and need to come down, representing a risk to both cabins. We have ordered new deck furniture for the clubhouse and will install new motion detection lighting in the coming weeks. We welcome anyone's help.

RIRPOA Business and Finance

We have parted ways with Mountain West with regard to our cleaning services. They were unable to continue to meet the demands of the schedule we required. We have interviewed and contracted with Michelle and Rod Fahrenbruch. They reside locally within RIR boundaries on Cty. Rd 15 in the meadow. We hope this relationship will resume in a similar partnership we had with Carla and Randy as Rod is a qualified contractor and they are the proprietors in their own property management services business. Michelle will supervise the cleaning schedule personally. They have lived in RIR and South Fork for three years and we know them personally. They will begin providing service next week. Please join me in welcoming them when you meet them.

With the receipt of our annual POA membership dues we have pushed our fiscal totals over \$506,561.00 with our reserves amounting to \$276,486 and our operating account at \$230,075.00

Our year end earned interest on our money market account was \$4,400.00 We continue to retain and update our short term Cd's at 3.70% interest. We have filed our 1150 HOA tax report and paid \$1,320 federal tax due and \$187.00 to the state of Colorado.

Investments to RIRPOA slated for 2025 outlined in the budget are the septic installation going in this week, new deck furniture and lighting for the clubhouse, addressing road maintenance and signage updates for all entrances. We are considering installing RIR signage at both filing two south gates, to improve our curb appeal, and identify our location as currently there is none and the original deteriorated signage needs to be removed. If anyone has any input to signage installation, please contact me, someone on the board or the club executive committee with more information.

Our filing two water access fee invoices have been delivered. Our current RIRPOA Waterworks account maintains a balance of \$17,926.71 We saved a substantial amount of cost with snow plowing this year, anticipate additional increased savings with self governance throughout the year, and hopefully will have more funds available for maintenance and contributing to our reserves. Thank you everyone who has contributed to make it count!

Please review and visit our website rirpoa.org for further updates, cabin and clubhouse reservations and news. All of the minutes from our monthly board meetings are posted. We are currently uploading and creating a membership directory for improved communication between neighbors on the website. Lots and real estate sales continue to trend upward in RIR. We see another lot under contract with a closing in late April or May.

May we all rejoice in the celebration of Easter,
Bless UP, Bob Frank, President, Lis and the board of directors.