

River Island Ranch

# Board of Directors Monthly Meeting

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01 APRIL 2025 / 5:00 PM / ZOOM MEETING HOSTED BY DEBBY JENSEN

## ATTENDEES

Board: Bob Frank, Debby Jensen, John Fowler

Committees: Jennifer Hess, Lis Frank, Keith Riley, Pat Zanca, Peter Zanca

*Board Members Not Present: Bill Loving*

*Officers Not Present: Sam Humphrey*

## CALL TO ORDER

Bob called the meeting to order at 5:03 PM. John asked about maybe changing to morning meetings in the future, but mornings didn't work for everyone.

## ROLL CALL

Debby announced everyone attending via Zoom and noted that a quorum was established with three board members present. John noted that he will be in Italy next month and will not be able to attend the May board meeting.

## APPROVAL OF MINUTES

Debby reported that the meeting minutes for the March 4 Board of Directors meeting had been distributed for review on March 3. Bob moved to approve the minutes and John seconded the motion. All approved the March 4 minutes as distributed.

John noted that he had spoken to John Wilkins about the pending Casey Kimbrell purchase and Casey's intentions are not clear. Bob said that Casey had talked to Billy Dilly and he indicated that he may develop 15-20 lots in Filing 4. *It was asked if we have to include these new owners into our POA.*

## FINANCIAL REPORT

### Tax Preparation & Filing Update

Bob presented the financial report in Sam's absence. Bob has secured the 1099 from Sunflower Bank and the interest earned is approximately \$4800. Our 2024 net income is \$12,865.82. Bob has hired Michael Branch, CPA, to generate and file the 1-page document required for our taxes. Debby asked **as a non-profit do we pay taxes on this interest income?** Bob said he will look into that.

### Current Account Balances

The QuickBooks balance on our operating account is \$223,275.48. Bob has approximately \$8000 that he has not yet recorded from our HOA fees. Bob is working these deposits with Sam. The Community Bank balance at March month end is \$231,705.80.

A Sunflower Bank CD for roughly \$27,863 matured last month and Bob rolled that into our reserve MoneyMarket account that is now earning 4.370%, up from 3.7%. Bob has authorized the bank to add this amount from the matured CD to the \$167,000 in our reserve account. This money will be accessible at any time and can always be rolled into a CD if a higher interest rate comes up.

Debby asked how many annual assessments are still outstanding. Bob said that he doesn't know since QuickBooks is not in sync, but he thinks only 2 or 3 members have not paid.

## PRESIDENT'S REPORT

### Cabin Cleaning Contract

Bob said that we lost the contract with Mountain West as our cleaner needs to have days free to take her mother to Colorado Springs for care. They gave us 2 ½ weeks notice as of last Wednesday. Joe Ford is trying to help us find a replacement. Bob and Lis interviewed Colleen Rowe from Phantom Cleaning Services. Bob talked to 2 of her references (an AirBnB in Creede and a ranch in Del Norte) and they say she is reliable and cleans well. Colleen checked her schedule for the next 3 months and can cover everything except she is not available on the August 30 weekend. Debby asked about her rates and Bob said

they offered her the same rates as Mountain West. Also, just as with the Mountain West contract, laundry will be billed to us from McGee's.

### Coverage During Bob's Absence

Debby asked who will cover and deal with things while Bob is out of town. Bob will ask Paul and Robin Mullenix. David Carr will be here then, too, along with Sam Humphrey and Bill Loving. Bob and Lis will be gone May 15-June 25. Bob said he will handle all accounting and cabin reservations remotely and will be "working from home".

### Other News & Updates

Bob noted that Wolf Creek is closing on Sunday.

Bob said there is a South Fork Master Planning meeting coming up and he encouraged everyone to complete their survey by the April 11 deadline.

Bob said there is a meeting on April 21 regarding the proposed Monte Vista Community Aquatics Center. Peter asked what is an aquatic center? Bob said it would include a swimming pool and locker rooms and support the Alamosa swimming team. Residents can only use the center during evening hours, from 5PM to closing. This development would impact our county taxes via an 8.5 mil tax levy, except that farms are exempt. A strong contingent is opposed to this development. Bob said to check the Rio Grande County website for details as well as a direct link to the RGC manager, Skip LaFelle.

Bob reported that the septic tank is scheduled for replacement in 2 weeks. Measurement and permits have been obtained.

## **CLUB EXECUTIVE COMMITTEE REPORT**

Lis gave Bob info on new patio furniture she wants to purchase for the Clubhouse. Bob and Lis bought sprinkler systems and timers to water the grass on the island. We have received 6 motion detector lights from David Carr.

Two bids have been obtained for new carpet, from Right Carpets and Carpet One, for about \$8000 total. Pat thought that amount sounded high for 1272 square feet. Pat asked when is the lowest occupancy for installation? Bob and Lis said May. Jennifer said that we were told at the initial board meeting following the annual meeting in August that carpet had already been

purchased. Debby agreed and recalled that we were told it was stored in the shed. Bob said that's not true, that the rolls stored in the shed are futons. Bob recommended that we hold off on replacing the carpet for a while, saying that the wearing is minimal. It was asked if the **carpets can be cleaned?** It was also noted that there is fraying at the intersections of the tile and the engineered wood flooring. Pat and Peter agreed with delaying carpet for now.

Peter noted that **the cabins need to be stained.**

### Select Committee Chair

Debby asked about selecting a CEC chair and Bob said that due to the ByLaws we need to push all that to the August annual meeting election. Everyone agreed that **it's not convenient to have to elect the CEC and that this should be changed in the ByLaws.** Peter said that he researched it and the Board can change the ByLaws without a vote of the membership. This topic will be discussed further at the May meeting.

Debby said that no ByLaws changes or amendments have been posted since the original development in 2006. Bob said that we should update the ByLaws and make them current.

## ARCHITECTURAL COMMITTEE REPORT

### Discuss New Building Standards

John reported that Daryl Smith wrote up amendments to the covenants and he checked with Mark Mahler and Mark agreed that they voted and approved the changes. However, John agreed that no one ever went and recorded the actual changes to make them official. The only record we have found of the changes is in the May 2024 meeting minutes.

Bob asked the Board to **review the existing ByLaws and highlight areas we can simplify.** Once we have agreed upon all the needed changes, they need to be recorded in Rio Grande County as well as the State of Colorado. Bob agreed to **forward the May 2024 minutes to the Board and plan to discuss and call for a vote on changes at the June meeting.**

## NOMINATING COMMITTEE REPORT

### Discuss Plan for August Election

Jennifer reported that with Frankie's resignation there is 1 seat open for election. Jennifer does not feel that electronic voting is appropriate. The election will be performed in-person by secret ballot or via proxy. It was discussed that we should accept proxy votes via email. **Voting via email may also be considered.**

Debby asked whether we were going to ask for a 7-person Board. Bob said that he would not encourage it, as it's hard enough to get 5 Board members present. Bob said that there is no need for a larger Board since you can be an officer or a committee member without being on the Board.

Debby asked how Jennifer and Peter felt about this, since they were once on the 7-member Board last August. Jennifer said she was happy to help as a committee member. Bob summarized that we are a volunteer organization and we allow all voices to be heard. Our willingness to work together and see the same vision is what makes it work. Not everyone will agree with everything, but we all agree on self-governance. Keeping things simple is Bob's mantra. Bob also noted that despite making all Board meetings public, there has been little member involvement in the Board meetings.

## WEBSITE COMMITTEE REPORT

### Status of Securing Website Pages

Debby reported that Alan is still working to secure the website access. Bob asked if we can **use a "gate code" for website access instead of unique codes?**

### Status of RIR Directory

Debby said that she and Alan have been working together on the directory database. Bob said that he doesn't want to publish the directory on the website as he worries about the risk of posting private information. He wants to keep it simple. **Bob will forward the directory waiver information to Debby and then discuss how best to distribute it to the members that want it.** Peter suggested keeping phone numbers off the directory, but Bob said that members

have already signed waivers allowing us to include this information. Peter suggested that we should have all members also sign waivers for no liability on the island.

Bob noted that many members are still using the old GoDaddy website. There is a segment of the community that is very removed from what we're doing and they aren't even aware that we have a new website, [RIRPOA.ORG](http://RIRPOA.ORG). John agreed that a River Island Ranch search on Google is still confusing.

## OLD BUSINESS

### Quitclaim Deed Settlement

Bob doesn't know how the pending sale on April 15 will affect this issue. The acres in question may or may not be included in the sale to Casey Kimbrell.

### Septic System Update

Discussed above.

## NEW BUSINESS

### Discuss Replacing Frankie

Bob doesn't see a benefit to appointing a temporary board member to replace Frankie prior to the August election. John and Debby agreed. Debby asked if the Nominating Committee is putting together candidates for the August election. Bob said yes, the Board will advise Jennifer Hess and Carolyn Gibson. Bob noted that we have already given the membership a Save the Date notice for the upcoming annual meeting on August 16.

### Water Rights

Bob received a call today from Billy Dilly, who needed to access our property to remove a beaver dam from the irrigation ditch. Billy said that there is a manual water gate on the West End of the island that needs to be opened to fill our creek. Bob asked who does that and when - that is, who is the "Ditch Captain"? Peter said that we don't have water rights but whoever does will come by and we don't need to worry about it. Bob will call Mary Grace and find out who does this. There is only one water gate that is not locked and

chained. Keith said he can help Bob dig into this as he has contacts at the State level. Keith agreed with Peter, someone has the key and access to the gate, but it would be good for us to be informed as to who is who.

Bob asked if we own the creek and can we reinforce the marshes and deepen it to control flooding? Keith said the Army Corp of Engineers requires permits and Peter said that could take years to obtain.

It was discussed that we really need to document this type of stuff that needs to be taken care of as well as the board roles and processes to aid future officers.

### Invoices for Water Access Fees for Filing 2

Bob received a call from Sue Hartwell saying that she had not received her invoice for the water access fees, which are \$20/month or \$240/year for all property owners in Filing 2. These invoices were due to be sent January 1, along with annual assessments. WaterWorks has been segregated as its own account now and Bob ordered checks for the account last week.

## MEMBER FORUM

There was no member discussion.

## REVIEW OF OLD ACTION ITEMS

Peter researched the ByLaws and said that changing the ByLaws requires a vote from the Board only, not the membership.

Debby said that she generated a form to welcome new members to River Island Ranch and sent it to Bob shortly before the meeting. Bob said that he approved the draft and he will test it out on our newest members, William and Lauren Thompson, who are staying in the cabins right now. Bob generates the unique Clubhouse codes and will provide it on the form for each new member. Another lot sold recently but Bob doesn't know yet who bought it.

Pat and Lis looked at the signs. They are the original declarant signs for Land Properties by Jeff Wilkins and Connie Goodnight. Jennifer asserted that these signs don't represent River Island Ranch. Bob will talk to Connie about them. Bob suggested that we have new signs built, as we owe it to the

community to be proud of our entries. Bob will talk to Jaime Ballard, a property owner who is a metal craftsman, about creating a new sign for the meadow entrance and a Welcome to River Island Ranch sign for the bridge.

Bob said that Tezac sold his lot in River Island Ranch. The 25.2 acres in question under the QuitClaim Deed is mostly in the floodzone. Jennifer asked for clarification on this issue: Does the buyer get access? Why do we no longer care about it? Bob said that we don't know who to negotiate with until the Casey Kimbrell purchase is complete.

Peter noted that our insurance policy is up for renewal in July. We need to decide if we want to increase our coverage levels. Peter cautioned that there is a 20% penalty if we go over our limits.

The remainder of old action items past #153 were not reviewed or discussed.

## ADJOURNMENT

Bob moved to adjourn the meeting, Pat seconded the motion, and the meeting ended at 7:07PM.

## NEW ACTION ITEMS

1. Do we have to include any new Filing 2 property owners into our POA? (Bob)
2. As a non-profit, do we pay taxes on interest income? (Bob or Sam)
3. If we are not replacing the carpets or flooring, can the old carpets be cleaned? (CEC)
4. Stain the cabins. (CEC)
5. Change the ByLaws so that the CEC does not require an election. (Board)
6. Review the existing ByLaws and highlight areas we can simplify. (Board)
7. Forward the May 2024 minutes to the Board and plan to discuss and call for a vote on building standards changes at the June meeting. (Bob)
8. Consider whether we want to allow voting via email. (Board)

9. Determine if Alan can/should use a “gate code” for website access instead of unique codes. (Website Committee)
10. Forward the directory waiver information to Debby and then determine how best to distribute it to the members that want it. (Bob)
11. Determine if we should have all members sign waivers for no liability on the island. (Board)
12. Call Mary Grace and find out who is the Ditch Captain for the island. (Bob)
13. Help Bob dig into the water rights issue and figure out who has the key and access to the water gate using existing contacts at the State level. (Keith)
14. Document the stuff that needs to be taken care of as well as the board roles and processes to aid future officers. (Board)
15. Generate and send the WaterWorks invoices that were due to be sent out January 1 for \$20/month or \$240/year. (Bob or Sam)
16. Talk to Jaime Ballard, a property owner who is a metal craftsman, about creating a new sign for the meadow entrance and a Welcome to River Island Ranch sign for the bridge. (Bob)
17. Decide if we want to increase our coverage levels when renewing our insurance policy in July. (Board)

## **SUBMISSION OF MINUTES**

These minutes were generated and submitted by Debby Jensen, Secretary.