

River Island Ranch POA

“ The Bridge”

Bringing Community Together

June 2025

Volume 2 Edition 6



“Teach a man to fish”.....and the Salmonfly hatch has arrived.”

Six months into our fiscal year our economic health continues to flow. At a combined \$511,293.61 in our operating account, waterworks account, reserves and money market account, this measures well in front of our 2025 budget and ahead of our self governance savings from 2024. Everything is looking green as we celebrate the coming of summer, the arrival of the Salmonfly hatch on the river and new members joining our community. We met last Tuesday at our monthly board meeting and implemented several updates. We voted unanimously to appoint Sam Humphrey and Peter Zanca to our board of directors. Casey and Annie Kimbrell were introduced to everyone as our new neighbors. The board reviewed cabin reservation cancellation fees, our annual membership meeting, and a state of the island were all addressed. The Island committee discussed improvements, maintenance and landscaping measures planned to occur this summer, in preparation for our annual meeting.

Year to Date Fiscal Report

We are maintaining all our 6 month CD's issued at the 4% rate with renewal dates staggered in August and October of 2025. Their values are \$55,615.30, \$28,613.04 and \$27,352.26 as of June 1st. Our money market account total is \$166,794.32 and is earning 3.74% interest. Our fluctuating operating account balance is \$214,005.54. The healthy financial report shows us totaling just over half a million dollars. We are on target with our year to date 2025-2026 budget. We included the cost of our new septic tank in this operating budget.

Agricultural Zone Lease

We are anticipating the re-introduction of the horses and mules this summer over the next month. I spoke with Greg Mann recently and he will begin transferring the horses as soon as we can confirm a secure perimeter border fencing. We will be containing the herd in filings one and three upon completion of a walk and inspection of the fence. If anyone is aware of any breach, or repairs needed on their property, please contact us to inform us of the location. Please be advised we will be walking the perimeter as soon as scheduling allows.



New Neighbors and Members

Please join us in welcoming Loni and Stace Fuchs to our community. They have purchased lot# 250 in the reserve. They have been living in South Fork and chose to join our growing neighborhood, and hope to begin building their dream home.

We also had the pleasure of inviting Casey and Annie Kimbrell to our June 1st board meeting. Please join the board and our fellow ranchers in welcoming them as our new neighbors. Casey and Annie have purchased all of Tom Smith's land in filings' four and six. They are looking forward to joining RIRPOA and becoming part of our community and sharing our Island resources.

RIR State of the Ranch and Signage

We will be removing all of the deteriorating wooden signs located at the west and meadow entry gates to RIR. They are actually the original signs erected by Land Properties during the inception of RIR. They have become illegible and are an eyesore to everyone as they enter the west, meadow, and east gates to filing 2. We are in the process of developing new signage and branding to represent an updated River Island Ranch. Our goal is to enhance our curb appeal at our unmarked entrances and identify the gates to our community. This will aid those with directions to find RIR, draw potential new members and those in South Fork that know us, but don't know how to find us. We have discussed installing a community sign over the West meadow gate identifying River Island Ranch. In addition, We would consider implementing a new sign at the East meadow gate to replace the outdated original wooden ones.

We have begun grading and weed mitigation on our roadways. Our initial goal is to smooth and resurface all roads with grading to eliminate the washboarding and to restrict vegetation growth overtaking the shoulders. Our hope is to promote lane width and allow for wildflowers to continue to line our streets and roadways. Please slow down.

There has been a discussion started to provide gated access to both the meadow, and filing 2 entrances. Over the next year, our new neighbors, Casey and Annie Kimbrell, will file a planned community application to Rio Grande County, and upon approvals, Casey has said he would like to see gates at both entrances to provide enhanced security for existing residents, preservation of our roadways and future construction building sites. Their projection for building dates will be at least 18 months out. Gates in both entrances would also reduce random non community member traffic and enhance to privatize our section of river access for non member anglers.

Board of Directors

The resignation of two board members this past year, has created two vacancies to be filled, resuming our board to five. Bill Loving had a two year term, and Frankie Shannon had a one year term. The board unanimously voted to appoint Sam Humphrey to accept the remainder of Bill's term and continue to fill the role of Treasurer for us. We have asked Peter Zanca to temporarily fill Frankie's term this year which will terminate in August. Peter has volunteered to participate on the architectural committee this past year. We proudly thank Sam and Peter for their service to RIRPOA. The community is grateful to everyone for donating their time and commitment to River Island Ranch. The vacancy is to be filled by election at our annual member's meeting on Saturday August 16th, 2025 at 10:00 AM. The board will be accepting nominations to fill one vacancy to the board. Please submit an email of interest to Debby Jensen at deborahlynnjensen@gmail.com. We will hold an election, in compliance with our bylaws, with an in person, secret written ballot process. We will also accept a written proxy delivered in person at the meeting, representing the absentee member. This year we will implement an online proxy to be emailed to the board the day before or the day of the meeting prior to 11:00 A.M. The email deadline will be prior to the adjournment of the meeting, allowing the board to tally all legitimate votes by the end of the meeting. All election process rules and regulations in our bylaws will be followed. Proxies will be distributed with the official meeting announcement to be mailed, emailed and available for pick up at the clubhouse next month. Copies will also be available for download on our website rirpoa.org. We are hopeful of expanding everyone's participation in voting, and reduce the number of apathetic, absent members. We kindly ask everyone to consider volunteering and contributing to our self governance administration, be part of the neighborhood, and join one of our committees and contribute to all things River Island Ranch.

Thanks and Gratitude

Recently two of our beloved friends and neighbors have invested in a new home in Cripple Creek, CO. The board of directors, neighbors, friends and members wish Rick and Annie Hardy all the best and good will in their new adventure as they will be dearly missed in RIR. While living in the community, Rick and Annie have dedicated much of their time, energy and hard work into RIRPOA. Rick has served on the board as President. They were instrumental in pioneering our effort to return to self governance. We

are forever grateful to Rick and Annie. Thank you and congratulations on your new home.

Cabin Reservation Cancellations

We have reviewed the cabin reservation, fee collection, maintenance, cleaning services, costs and responsibilities with managing the administration required to maintain the cabins and the clubhouse. Much of the success of our current process has been attributed to streamlining the rules and requirements, achieving a fiscal balanced budget, automating the online reservation payment process and securing a responsible and reliable cleaning service. Recognizing the importance of quality, execution and reliability of our cleaners, we depend upon a positive relationship and that those expectations are met.

We also have measured the statistics over the past two years. We experience approximately a 15% cancellation rate. We have had 54 cancellations in less than two years. This impacts the expectations we provide to our cleaning service. We schedule them two months in advance, and with every cancellation, their actual revenue and income is reduced collectively. We feel obligated to maintain an honorable relationship. We still need to pay them. Therefore we have instituted an \$85.00 fee for each cancellation. This covers the credit card processing fees in collections as well. We hope everyone understands the need to implement this measure to ensure a responsible P&L statement with regard to our Island budget and costs.

We are unable to keep the required minimums in our Stripe collection service account to electronically process a refund. Therefore all refunds must be manually processed by check. This also adds to the expense and time of our processes. Please help us maintain a healthy positive relationship with our cleaning service by carefully planning your reservations and doing everything possible to reduce cancellations.

Summer...our *Wild Life*

As we celebrate the longest day of the year and welcome the summer solstice Friday, may we all be blessed with gratitude and get wild! Ranch life is abundant with nature, wild life, and abounds with peace and serenity. Some of our neighbors are more wild than the next. We embrace a responsibility and passion for preservation. Sadly, in South Fork today, a bear entered a cabin home through a kitchen window and was shot and killed. As we recreate in our paradise, River Island Ranch, please help us raise awareness of our commitment to sharing our community with our wild neighbors. The 1940's saw the last native wolves in the San Luis Valley and San Juans. The reintroduction event in Northwest Colorado by CPW has now tracked a gray wolf

through Saguache, Rio Grande, and Mineral counties, across and around the Hwy 160 corridor and through our area. In the same date range they were tracked all the way through Hinsdale county. Lis and I witnessed a large healthy gray wolf sized canine crossing W Pfeiffer Loop right in front of us, coming back from the clubhouse at dusk. Originally perceived as a routine coyote sighting, we realized we probably observed a gray wolf. A much larger species, with different coloration, and healthier, we now believe it was a wolf. 85 years ago Wolf Creek Ski Resort was founded, originally called Thunder Mountain. Today, for better or worse, again at the hands of humans, the gray wolf makes a migratory return to our valley, 85 years later.



After all, we share this land together, all of us in the community, neighbors, friends, and fellow River Island Ranchers. We all invest in a common goal. Please join the board and members to reach out to each other, meet your neighbors, and be kind to each other.

HaPpY Fathers' Day

Hoping all dad's, grandfathers, sons' and father figures were celebrated on Fathers' Day and everyone rejoices together in summer recreation on the Island. Live free and wild. May we also recognize our fathers' who have passed. God Bless America.

Please join us at our annual members meeting and picnic Saturday, August 16th, 10:00-12:00 AM. BBQ, live music, two bands, and games all afternoon 12:00-5:00 PM

Bob and Lis Frank, President and the board of directors.