

River Island Ranch POA

“The Bridge”

Bringing Community Together

July 2025

Volume 2 Edition 7



“Trout Hunters”

July has shown significant afternoon rains, providing an abundance of excessive swarms of annoying mosquitos and a bounty of much-needed precipitation. Steven Horvath captured this pair of bald eagles making good use of “dead wood”. Perched over the river, patient eagle eyes watch for nervous trout. The state of the ranch has seen meaningful upgrades, greener grass, improved road maintenance, Independence Day celebrations, and family gatherings at the clubhouse. Cabin reservations were full with only 2 available nights left unoccupied all month. Cottonwood tree pruning and cutting is planned over the next couple of weeks. South Fork Logger Days events attracted large crowds into town, and Basecamp Convenience has opened. Preparations are underway for our annual member’s meeting to be held on Saturday, August 16th, 10:00 A.M. to 12:00 P.M., followed by a riverfront celebration and BBQ from 12:00-5:00 P.M.

Annual Members Meeting and BBQ

Our required "Notice of Meeting" has been mailed and an accompanying email sent regarding our annual members event to be held Saturday, August 16th, at 10:00 A.M. Please arrive at 9:45 A.M. to park, register and sign in. The agenda for the annual meeting has been included in the "Notice of Meeting". This year's format will limit the business meeting to two hours, including allocating 30 minutes for a member Q & A, comments and concerns discussion. Our intent is to eliminate any distractions and interruptions from dominating the annual meeting. We will address all questions and concerns raised in the subsequent upcoming monthly board meeting via Zoom on Tuesday, September 2nd, at 5:00 P.M. MT. This will allow everyone's voice to be heard, and provide the board ample time to thoroughly review and discuss issues, concerns and questions. The board will have adequate attention to address everyone's concerns in detail, in the advanced focused session on September 2nd. It will also provide a forum for the board to make any decisions requiring a quorum vote on any issues. Monthly board meetings are held the first Tuesday of every month at 5:00 P.M. We encourage everyone to attend these Zoom meetings using the link provided on the home page at *rirpoa.org*. The annual meeting will also be available via Zoom to all members who cannot attend in person.

<https://us06web.zoom.us/j/87589652477?pwd=94gXMUB5gQMPCWcOlsvGpUXyn6ea0Q.1>

Following the annual meeting, we will celebrate our riverfront community with members, family, friends, and guests from 12:00 to 5:00 P.M.. We will share our afternoon with community leaders, neighbors and guests to revitalize our social climate and community spirit. Everyone is welcome to attend and enjoy the afternoon with live folk and bluegrass music, a BBQ menu, refreshments, cornhole, horseshoes and hammocks, while meeting new neighbors. **Please bring folding chairs, mosquito repellent, and your favorite adult beverages.** Members get priority access to the BBQ from 12:00-1:00 P.M. Everyone else is welcome to join in from 1:00 to 5:00 P.M. An evening bonfire is planned with smores and good cheer. Invite your friends and showcase our paradise.

Live Music:

12:00 - 2:00 P.M. Rivertown Folk, Creede, CO

2:30 - 5:00 P.M. Foggy Memory Boys, NM Mountains

BBQ Menu:

Smoked Pulled Pork, Burgers, Chorizo Mac n Cheese, Potato Salad, Cole Slaw, Cornbread. *Any members wishing to contribute may bring their favorite dessert.* Iced Tea, Lemonade, Soda, BYOB (Adult beverages)

Board of Directors Election

The Board of Directors would like to recognize Frankie Shannon and Bill Loving for their dedication and service to our community. We are grateful for their contributions and service as board members this past year. With their respective resignations, one 2-year term was filled with the appointment of Sam Humphrey as Treasurer. Sam is a full-time resident in RIR and he is currently building his home, has extensive Quick Books management skills, and is a welcome addition to our board. Sam will fulfill the remainder of the 2-year term for the 2025-2026 season. Peter Zanca was appointed to fill the other vacancy for the remainder of the 1-year term. Peter has generously volunteered to serve on our Architectural Committee for the past year.

Our journey to self-governance has seen many hours of hard work from our board members to provide fiscal responsibility and administer management of the ranch. Our goal has been to simplify our management strategy, restructure our expenses, increase property values, and revitalize a positive community spirit and culture.

Our primary effort in self-governance is to encourage participation and volunteerism. Success is only defined by everyone's contribution. Please acknowledge and congratulate those who have engaged in helping each other run River Island Ranch. We ask everyone to consider joining us in managing the neighborhood. It takes a village. The alternative is to burden us with expense.

We will hold an election to fill one Board of Directors position, according to our bylaws. At presstime, Paul Mullenix and Peter Zanca are the two candidates for the position. Voting will occur in person at the meeting, by proxy, or by email. Members may email their proxy or ballot to admin@rirpoa.org in lieu of voting in person at the meeting. All online votes must be submitted via email prior to 11:00 A.M. MT Saturday, August 16th. Votes will be received and counted by our Secretary Debby Jensen and Jennifer Hess, sole member of the Nominating Committee.

We will also establish a three-member "Club Executive Committee", a three-member "Architectural Committee", and a three-member "Nominating Committee" during the meeting. Full descriptions for each committee may be found in the ByLaws which are posted at rirpoa.org. Please indicate your interest in participating on any of these committees at, or before our Tuesday, August 5th board meeting held via Zoom at 5:00 P.M. MT.

“Preservation of our natural habitat, fiscal prosperity, and embracing positive community culture” seem to have evolved as our new mission statement.

“Build it and they will come.”

As we continue to nurture our own “Field of Dreams,” many of our members continue to express interest in building their dream home in River Island Ranch. Congratulations to Sam and Amber Humphrey and their two children, Warren and Neva, who have moved into RIR full time.

Over the past few months we have welcomed several new members. Please join me in welcoming our newest members: GayInn and Scott Kinsley, Lot #63, Loni and Stace Fuchs, Lot # 250, Daniel and Teddi Lauw, Lot #68, and Jacob Greene, Lot #44.

There have been several sales and new members joining our community over this past year and real estate trends continue to show an increase in value in our community as demand and exposure improve. Congratulations to all our new members and welcome to the neighborhood.

The Island

The centerpiece of our community is our unique amenity with cabins, the clubhouse, and a private stretch of riverfront. Owning this recreational property separates us from all the other developments as a premier POA/HOA. We now encounter a rare opportunity to obtain a portion of, or all of the remainder of the island. The island is approximately ten acres, two of which we own. Casey Kimbrell has offered to sell the balance of the Island to River Island Ranch POA only. He has been awarded a conservation easement for filings’ four and six. This easement will include the island and it will remain an undeveloped natural habitat under the terms of the conservancy. Should we as a community decide to purchase some or all of the island, we would have control over future use and expand our riverfront property and substantially increase the value of RIR. This will be presented at our annual meeting with all the terms, details, and options provided. The closing for the conservation easement is set for MAY 2026.

The original blueprint and platmap for our planned community included the whole island with the clubhouse and 6 cabins on the island for member/guest use only. As we inevitably foresee growth to RIR, both in more residences and member population purchasing available lots, we may now consider the value, benefit, and desire for more available space.

Permissible Rio Grande County land zoning use, cost, future use and expansion are all pertinent and formidable questions. All of these will be presented at the annual meeting. The board will be collecting data, facts, terms, and member's opinions prior to any decisions to proceed. The Board will deliver all available information at the meeting. We will **NOT** be voting at the annual meeting on this topic. The Board will be soliciting all the necessary information to present to the members regarding our options. We will plan a special online meeting later, to ultimately vote on a decision with a 67% majority whether to proceed or not.

This will be a once in a lifetime decision. We will need to inform Casey Kimbrell soon as he moves forward with his intentions to formulate the conservation easement boundaries. Once the easement is in place, it will be in perpetuity. Adding a balance, or a portion of the Island would allow planning for future recreational use, additional cabins, or meeting space for expansion, and ultimately the control over how to navigate the future use of the other portion of the island.

This will be an important decision for the community to make, because of the separation of filings four, five and six in the previous legal settlement. Any members with knowledge or backgrounds in real estate, investment, planned community development, or land use, please contribute and communicate with the board. The South Fork Planning and Vision Committee meets to discuss responsible management of future growth. The Mountain Village at Wolf Creek will be coming. Business real estate and residential property values continue to increase. Riverfront land and property will continue to be in high demand and will reduce in availability. We will be soliciting all members' opinions before presenting a vote to the community. Please get involved.

Please join us Saturday, August 16, for the annual meeting and celebration and come out and meet your new neighbors. We are River Island Ranchers.

HaPpY Summer and see you all on the 16th!