

# River Island Ranch POA “The Bridge”

*Bringing Community Together*

August 2025

Volume 2 Edition 8



*“RIRPOA Annual Membership Meeting”*

One word, “Celebration”! Over 40 members attended our in-person annual meeting of the members this past Saturday to review our past twelve months of administrative business, with an additional 6 families attending via Zoom. The compact two-hour agenda covered approvals of the 2024 meeting minutes, the 2026 budget, and a comprehensive review of our fiscal health delivered by our Treasurer, Sam Humphrey. We also welcomed Casey Kimbrell, who spoke of his new mission to enter into a conservation easement with all of Filings 4 and 6, which he recently purchased from Tom Smith.

Acknowledgements surfaced for contributions to our community from previous board members, neighbors, and friends. A noteworthy mention of thanks was given to Rick and Annie Hardy, who have donated much of their time and energy to River Island Ranch over the years. We welcomed our newest neighbors, Jo and Wayne Harrison, who have purchased the Hardy residence.

The meeting was immediately followed by a Texas-style BBQ and hoedown with live music from Rivertown Folk. More music and community spirit filled the rest of the afternoon with a stunning blue grass performance by the Foggy Memory Boys from Taos, NM. Even a typical valley afternoon shower failed to dampen the spirits of a mix of neighbors, fellow valley ranchers, and RIR members all mingling and sharing the celebration of our paradise. Rick Davies and his wife, the Colvilles, and distinguished invited guests all enjoyed the afternoon together with us.



2024-2025 was deemed an astounding success in our transition from property management back to self governance. Congratulations RIRPOA!

## **“Preservation of our natural habitat, fiscal prosperity, and a positive community culture”**

This has emerged as our new adopted River Island Ranch Mission Statement. The President’s report summarized this theme, as the importance of conservation, responsible financial management, and consideration for each other as neighbors highlighted the message. A review of our accomplishments delivered a positive outcome in our fiscal bottom line. The meeting handouts will be posted on the website once the minutes are approved at the Board meeting on Tuesday, September 2nd.

### **Old Business**

John Fowler and Bob Frank discussed the future of the 25.2 acres adjacent to the island in question from the previous legal settlement with Tom Smith. It is the Board’s intention to pursue an answer to the quit claim deed, as yet unrecorded in Rio Grande County. A full title search was completed this Spring by Marlin at Allpine Title of Monte Vista. The acreage was removed from the sale of Tom Smith Investments Filings 4 and 6 to Casey Kimbrell due to issues regarding the lack of clear title. We will continue to investigate this issue and pursue resolution of the quit claim deed.

### **Election**

The Board and the Nominating Committee held an election to fill one vacancy on the Board of Directors. That vacancy was created by the termination of the one-year staggered term from exiting director, Frankie Shannon in 2024/2025. We congratulate and welcome Paul Mullenix, who received the most votes, to the Board of Directors. We thank Paul for volunteering to serve on the Board and with our community. Paul will enter into a three-year term and will be considered for an officer’s role at our next Board meeting on Tuesday, September 2nd, at 5:00 PM. (MST)



We also want to thank Peter Zanca, the other candidate for the Board election, for his service to the Board over the past year and for volunteering to assume the Director role after Frankie Shannon's resignation until the end of the one-year staggered term. Peter and his wife Pat will continue to support the Board and the island as committee members.

## **New Business**

Perhaps the single most compelling subject of the two-hour meeting was the introduction of Casey Kimbrell and the opportunity he presented to River Island Ranch. As a result of his intention to preserve all of the riverfront as natural habitat in a conservation easement, from County Road 18 West to the island, Casey has offered the River Island Ranch POA an option to acquire any or all of the remainder of the island. This would realign the property boundaries according to the conservation easement. RIRPOA has the unique opportunity to purchase additional riverfront land from Casey adjacent to our existing two acres. This island property is not

for sale publicly. The projected closing on the conservation easement is May 2026. Should we choose not to purchase any additional land, the existing property boundary will remain and the balance of the island directly East of the cabin will become part of the conservation easement for perpetuity. Therefore, this is a one-time limited decision for us to make. Casey Kimbrell will need an answer in the upcoming weeks so that he can finalize the survey and contract for his conservation easement.

This presents a very important question to be answered by the community. The Board will identify the facts, describe the offer in detail, outline a series of questions in a survey to the members, and review and discuss it in the September 2nd Board meeting. We will be emailing a short survey to gain initial discovery and interest opinions from the members. The first question is: do we want to purchase any additional adjacent land on the island from Casey? (yes or no answer)

The following questions are the difficult ones. If yes, then follows: why?, how much of the island?, how many acres?, what are the costs?, and what are the future land use possibilities? We are in a flood plain. Initial communication with the Rio Grande County Land Use Board shows precedent with our original planned community plat map with the clubhouse and 4 to 6 cabins. Presumably they would allow improvements. The Army Corps of Engineers would have jurisdiction, as well as the EPA.

What would we propose to do with the land? Can we afford it? Is this a reasonable and valuable investment? Your opinions and choices will determine the outcome. Once the conservation easement is in effect we will no longer have this opportunity, forever. The outcome for us is a win-win either way. We utilize what we have now to the fullest, or intend to foresee future responsible growth and expand our footprint.

We will create a survey and email it to every member for consultation. If there is enough interest to warrant action and the community desires a decision from the Board, we would hold a special meeting for a community vote to gain a 67% majority of members before proceeding.

## RIRPOA COMMITTEES

- Club Executive Committee (CEC):  
We have five members who are volunteering to participate in the CEC. This committee has historically been filled by election per our Bylaws. However, with only five members volunteering, the Board has decided to appoint all five members to the committee in lieu of holding another election.
- Architectural Control Committee (ACC):  
We are seeking candidates to join the ACC. We currently have an existing appointed committee of three members from 2024.
- Nominating Committee (NC):  
We are seeking volunteers to create a three-member committee to seek candidates for our annual Board of Directors elections in 2026. The NC will solicit candidates, organize the election, and communicate the notice of meeting for 2026.

Should anyone want to become involved and join a committee, please respond to the Board of Directors prior to our September 2nd Board meeting, which will be conducted via Zoom beginning at 5:00 P.M.(MST) We encourage everyone to attend the September 2nd meeting as Island land acquisition, formation of committees, and assignment of officers roles will all be on the agenda. Get involved, get informed, and meet your neighbors. The next RIRPOA social event will be celebrating Thanksgiving 2025, with the actual event date to be determined at the next Board meeting.

HaPpY Labor Day!  
Bob Frank, President  
Debby Jensen, Secretary  
John Fowler, Director  
Sam Humphrey, Treasurer  
Paul Mullenix, Director