

River Island Ranch POA “The Bridge”

Bringing Community Together

September/October 2025

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“Colorfest”

Fall arrived on schedule and brought the colors early this year. Yellows and gold did not disappoint. A beaver has moved into the creek and is busy damming a family pond. The bald eagle couple has been seen in the nest. Nuptials and vows were exchanged on the island, and our neighbors have been busy fencing in the herd with the hopes of keeping the cow pies off the island. Fishing has been interrupted by significant rains delivering much-needed moisture to the valley. Rio Grande flooding reached three previous high water levels and measured over 3000 cfs of flow. The river crested and overflowed its banks on the island but fortunately no damage occurred. The new 1500 gallon seamless septic tank performed as expected without any issues. South Fork served up the annual hog roast for 400, and the hunters were well fed with the chili cook-off. The clubhouse hosted a Denver Broncos NFL watch party. The Board has contacted the attorneys for Tom Smith’s estate with anticipation of executing the long overdue quit claim deed to be recorded in Rio Grande County to River Island Ranch.

Island Survey

63 members responded to the Board's questionnaire to establish a direction with the opportunity to invest in purchasing additional island acreage from our neighbor, Casey Kimbrell. The survey included 4 options, including "do nothing", purchase 1 acre, purchase 2 to 3 acres, and purchase the balance of the island. The responses were split with roughly one third choosing option one to do nothing, and two thirds choosing to purchase additional real estate. Many of the survey comments referred to development, improvements, or anticipated use. However, the Board has no intention nor has had any discussion regarding improving the land. This is solely an opportunity to purchase additional acreage and expand our future real estate assets. This opportunity to purchase land on the island will expire when the remainder of Casey's land transfers to the conservation easement. The survey results were: 22 responses choosing option one to do nothing, 6 responses choosing option two, 13 responses choosing option 3, and 22 responses choosing option 4 to purchase the balance of the island.

The Board met on October 7th, discussed the responses of the survey, and unanimously voted to pursue working with Casey. We settled on an agreed compromise to purchase three acres, somewhere between option one and option four which were split equally. Three acres would more than double our acreage and we would own half the island. This would expand our angling riverfront by 160 yards. We met with Casey last Sunday and he has agreed to seller financing and now we will negotiate the terms and the cost. We intend to provide a 50% cash deposit from our reserves for the initial down payment. The balance would be paid over three years from an additional annual assessment and our operational budget. The annual increase is estimated at around \$150 in our annual dues per member. This would increase our annual assessments from \$525 to \$675. For our members with multiple lots, our consideration was to pursue this investment with the least financial impact possible.

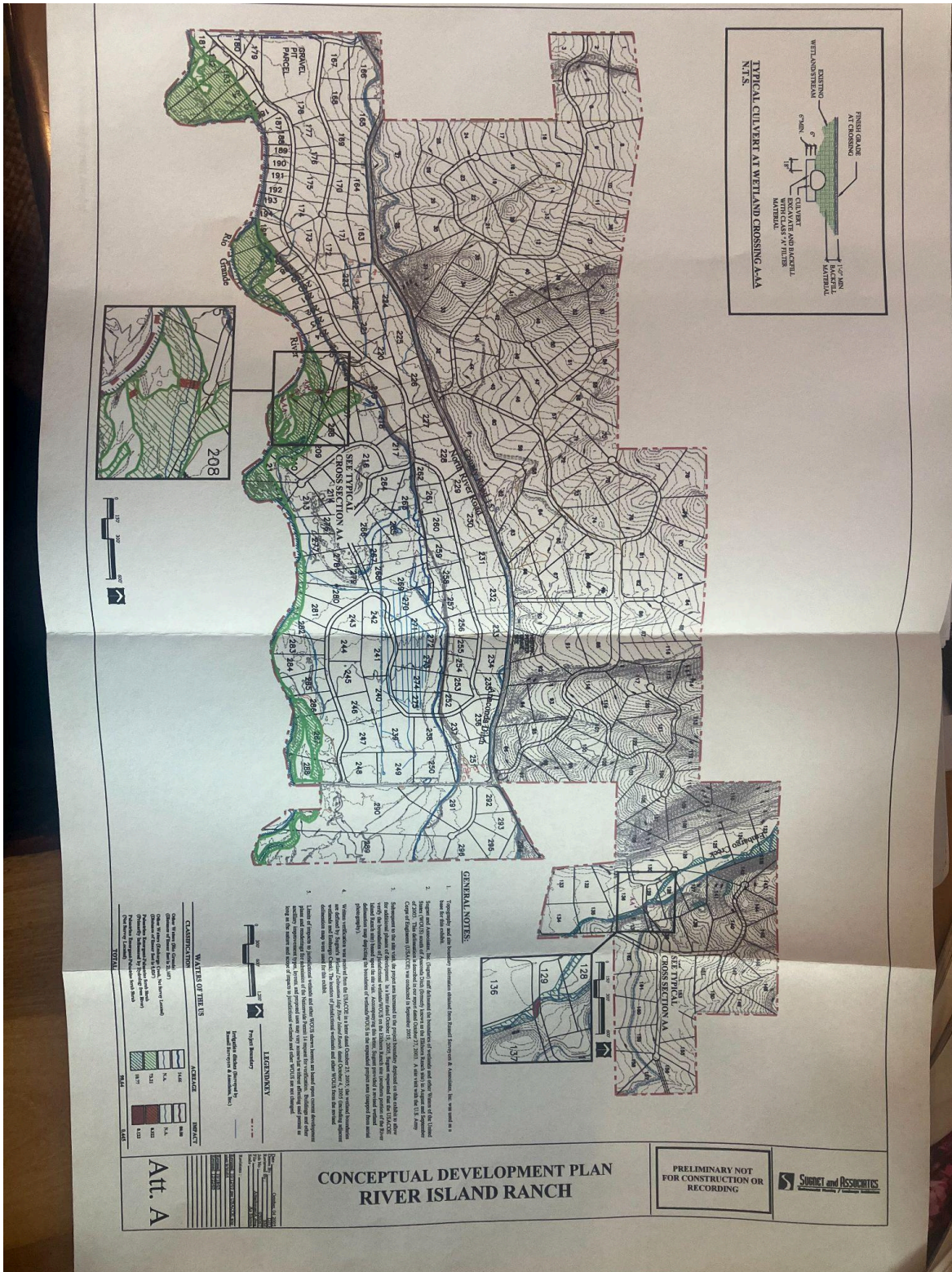
We believe this compromise gives consideration due to all RIR members and is in the best interest of the community. With caution and moderation, this decision to expand our real estate assets was primarily financial. A modest additional annual investment of \$150 for three years seemed reasonable. The value of having additional riverfront acres justifies the additional assessment of \$150 per member.



The shaded area shown depicts the three acres Casey has agreed to be included in this acquisition. It will be available for immediate recreational use for angling and doubles our island riverfront property. We have also proposed an agreement with Casey to consider allowing fishing and recreational use on the balance of the island. The expected tax impact is predicted to be minimal and be absorbed by our existing operational budget.

In response to members' comments regarding the lack of information available regarding any improvement requirements, we investigated land use, along with permits on wetlands with the Army Corps of Engineers (ACE), EPA, FEMA, and Rio Grande County. Any proposed future improvements on wetlands requires mitigation. Mitigation is described as the equal exchange of land proposed for improvement. Owning three or more additional acres would allow for this in the future. No permits from ACE are required on land not designated as wetlands. A delineation was done initially in the planned community application in 2005, showing a survey of the island. An enlarged example of the delineation is in section 208 on the map below. There are sections which are not deemed "wetlands". However, the Board has no intention of pursuing any improvements or developments at this time. We've contacted the appropriate agencies to address our members' concerns, voiced in the comments in their response to our survey. We respect all of our members' opinions and strive to act in the best interest for the future of our community. The Board welcomes input from our members and acts on behalf of the majority voice of our community. It is our hope this satisfies all concerns and questions with factual information.

Below is a survey map of the original conceptual planned community of RIR in 2005.



RIR Island Nuptials

On October 4th, the island was transformed into a dreamy wedding venue, where family and friends celebrated the love and marriage of Ava and Clayton Randles, daughter and son-in-law of Yvonne Hoffman, long standing member of RIRPOA. Congratulations!



Upcoming Events

Tuesday, November 4th, we will have our monthly Board of Directors meeting at 5:00 P.M. MST. The implementation of a purchase agreement with Casey Kimbrell, island fall cleanup, Thanksgiving celebration, and progress with the open space, real estate quit claim deed, will all be on the agenda. All members are welcome to attend the Zoom meeting and participate. The link will be on our website, rirpoa.org.

We are expecting another real estate closing and welcome Aaron and Tiffany George to our RIR community.

Over the next two weekends we will have a Fall clean up, removing debris from the island resulting from the flooding, as well as the leaves which now have blanketed the lawn. We have hired a new groundskeeper to assist with the landscaping. We welcome John Hutchins to the team. John has led his own landscaping company for seventeen years. We hope to utilize his expertise and experience to help maintain the island grounds.

We will celebrate Thanksgiving at the clubhouse on Black Friday, November 28th, at 2:00 P.M. the day after Thanksgiving, with leftovers, pie, and community cheer. December will see the island come alive with Christmas lights, a Christmas tree, and decorations to celebrate throughout the month. We will plan a community Christmas party, the date to be determined at the Board meeting next Tuesday.

Ski season has officially opened with Keystone undercutting Arapahoe Basin by opening the afternoon before A-basin scheduled their opening. Wolf Creek has snow up top, but no indication yet of an opening day. The River Island Ranch Ski and Snowboard club is seeking a name dedicated to our winter warriors. Clever suggestions may be submitted to any of our Board members.

Dates for our 2026 events will also be selected over the next two Board meetings. We can anticipate an "over the top" 4th of July community event in celebration of the 250th anniversary of the holiday. Suggestions for dates for our annual membership meeting and celebration are welcome for consideration as well.

HaPpY Halloween!

Bob Frank, President, and the Board of Directors