

River Island Ranch POA

“The Bridge”

Bringing Community Together

February 2026

Volume 3, Edition 2



“Deer Valentine”

As mid February storms push through the valley, we saw many visitors enjoying the 11” of fresh snow received at Wolf Creek over President’s Day weekend. Love was in abundance, roses were in all the restaurants, with couples cozy in their cabins in front of the fire, and a town filled with romance and Valentine’s Day celebrations. Even out back in RIR, where the deer and the antelope play, Robin Mullenix captured this buck with his new Valentine heart tattoo. We celebrate the 147th President’s Day with a report from our President of RIR, Bob Frank. Originally established in 1879, honoring George Washington, the now 3 day long weekend holiday brings crowds to the valley. The snow forecast for the next three days is predicted to drop between 24’ to 36” inches of fresh powder at Wolf Creek. No friends on a powder day! Pray for more snow!

PRESIDENTS' REPORT

On Friday February 13th, the board of directors closed on our real estate purchase, of 3 acres on our island, from Casey Kimbrell. Sam and Neva Humphrey, Paul Mullenix and Bob and Lis Frank were present to sign the closing documents and represented the board with a quorum to authorize the event. Congratulations to our community for making this once in a lifetime possibility a reality. This milestone shall be celebrated for generations to come in the future. The purchase allows us directly to increase our real estate assets on the riverfront. It provides future administrations the bargaining power to allow for mitigation with state and county officials should the opportunity or desire to improve the land arise. It more than doubles our legitimate fishing riverfront private access. This would not have been possible without the acquisition.



There have been a few rumors, speculation and misinformation spread regarding our intent to purchase this additional real estate on the Island. Several members have questioned the truth behind the intentions of the board to create a survey, present this objective, and discuss the results for several months prior to making a decision. The board of directors are very clear. There is absolutely no intent or plan to develop or improve the newly acquired land in any format. We are simply increasing our real estate assets, expanding our acreage, and only intend to continue to preserve the natural habitat of the island. Through many conversations, the only discussion to arise from all this was to consider reinforcing our natural barriers and reduce our risk from flooding in the future. The breach of the banks, in 2025, and prior years remains a concern in protecting our assets on the island. The expanded property line and additional land now allows for more room for recreation, fishing and enjoying our natural habitat.

2026 OUTLOOK

The Island Club Executive Committee has prepared an update to the guidelines regarding cabin reservations and clubhouse use. Their intention was to clarify the existing expectations for member responsibilities, re-define the check out process, and petition to the membership a reminder to leave the facilities cleaner than you found them. Hopefully, their revisions will make it easier for everyone and new members to understand the expectation we all share to keep the amenities in the best possible condition for everyone's enjoyment. In the fall we will transition to a \$50/night rate throughout the year, without differential costs for summer or winter rates. Please help the committee in improving the quality of cleanliness of our amenities.

We hope to authorize new carpet install for both cabins and the clubhouse this spring. We have purchased new smart tv's for the cabins, and hope to switch services from Direct TV to YouTubeTV to reduce costs and expand streaming features. We completed a deep clean last week and will repeat that process after the summer season for a twice annual detailing.

We have selected Saturday August 15th, 2026 for our annual membership meeting and celebration. Similar to last summer, we will enjoy a BBQ feast, live music and community spirit. We will hold our business meeting from 10:00 A.M. to 12:00 P.M. with the celebration immediately following. Members and their guests will be welcome. RSVP the week prior to the board to allow for a catering estimate.

We hope to stain the exterior of our cabins and main gate this spring. We welcome volunteers to assist with the staining process. We have hired a full time landscaper to be responsible for groundskeeping, maintenance and overall upkeep with our appearances.

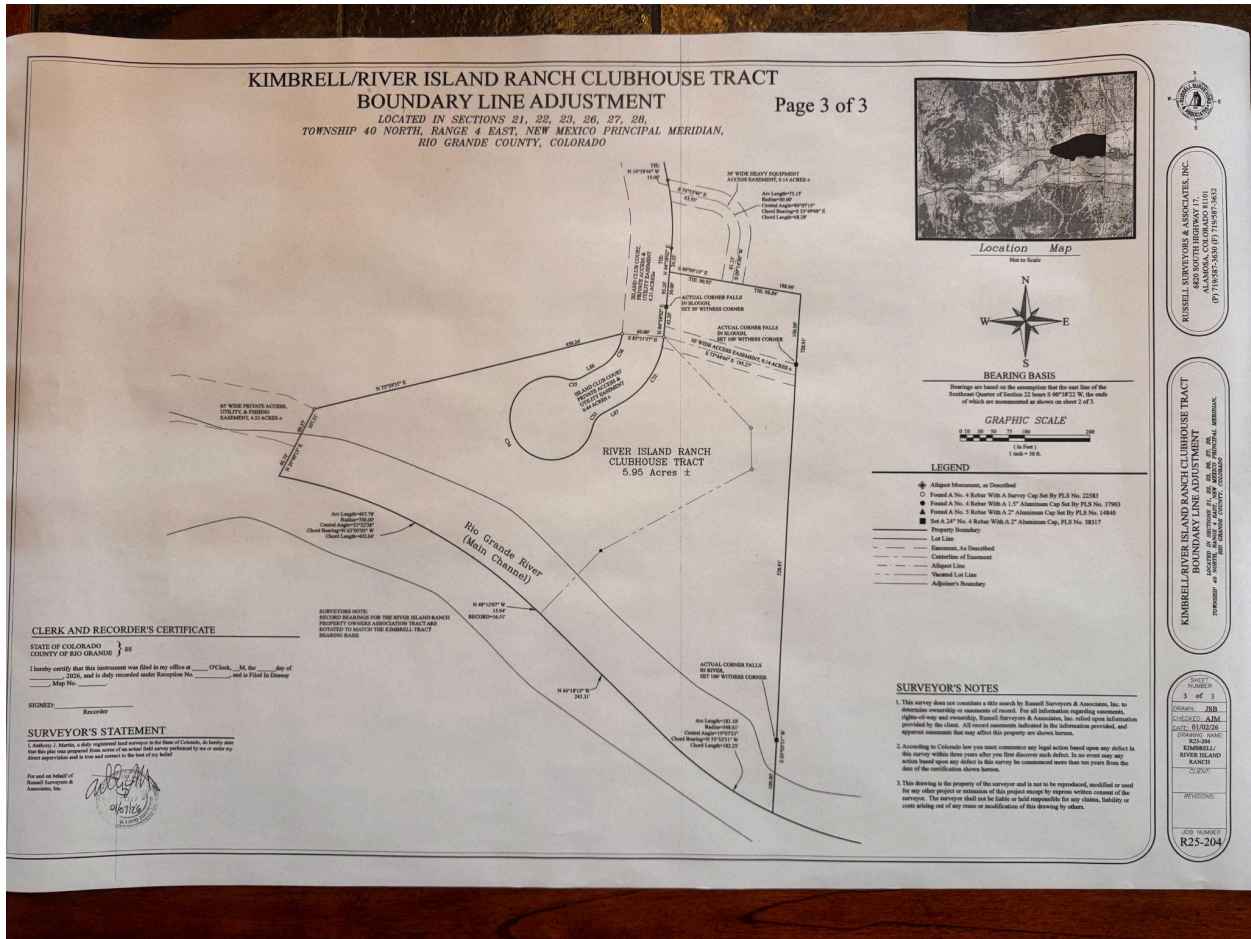
PERIMETER FENCES

Many of our boundary fences are original or outdated and pre-date RIR when it was Hanna Ranch. This poses a concern for the future on rebuilding and securing new fencing and/or repair for our fencing to accommodate our agricultural status, to allow for a free range equine presence. Something to think about handling in our upcoming meeting this August for a solution.

We were unable to graze the horses last summer due to the disrepair of several sections of perimeter fencing.

SURVEY

Here is a copy of our survey from our newly acquired land purchase.



In addition to purchasing the adjacent three acres, we established an easement to allow for property line adjustments, with the relationship to Casey Kimbrell's property. The adjustments clarify any previous questions or disparity with property ownership and access to the island. The prior maps were a mess.

The board is continuing to work towards communication with the heirs of the Tom Smith Investments to clarify and resolve the 25.2 acres of commonspace behind the ditch creek. Should any member have any insight to attorney access or know someone, please contact the board. This rendering is an example of the new boundary and previous existing land on the island.

\$\$ ANNUAL ASSESSMENTS \$\$

RIRPOA dues were emailed the first week in January with a mailed invoice to follow to your home addresses. If you have not received an invoice, please contact the board immediately. Payments are due within thirty days. All payments must be submitted at this time. If you have not done so yet, please get those payments in as soon as possible. Last year in our first year of administration we waived any late fees. This year the board has decided to issue a \$50 late fee to anyone who has not paid their dues in 60 days. A reminder will be sent after 30 days as required by CO State DORA laws. After the second thirty days a late fee will be assessed.

Rio Grande County Property taxes have also been mailed. Please note attention to reversing back to our original filing status, where RIRPOA is responsible for the island portion of our shared ownership. We are grateful to RGC administration for allowing us to revert back to previous billing. You should notice a significant reduction in your individual taxes. The total was \$5,485.72.

Please be a courteous member of our community and get your payments in on time.

The special assessment this year and continuing for the following two years, is covering approximately 50% of the balance of payments due to Casey Kiimbrell. The savings recovered from our self governance has provided the other balance.

The board thanks you for your part in making this a great community to own property and reside in.

Casey Kimbrell and his wife Annie, have also received an Invitational Membership to RIR for their family. Please join us in welcoming them as new members to River Island Ranch.

Our next monthly board meeting will be Tuesday, March 3rd at 5:00 P.M. MT. All members are welcome to attend the zoom meeting. The link is on our website, rirpoa.org

As always, rejoice in this new snowfall, celebrate all the blessings and reach out to each other in the community. As we look forward to this Lenten season and the arrival of Easter, let's celebrate our fore fathers this President's Day weekend, and HaPpY Valentine's Day!!!

Your President, Bob and Lis Frank

The board of directors, Debby Jensen, Sam Humphrey, Paul Mullenix, and John Fowler.