

River Island Ranch POA "The Bridge"

Bringing Community Together

May 2026

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"CONGRATULATIONS"

Please join us in congratulating Raquel and Damian Gonzales, on the birth of their angel, "Emilia" on April 25th, 2026. We welcome the newest member of our neighborhood, as they have been blessed with a beautiful, healthy eight and a half pound baby girl. Spring has brought new life and joy to our community. GOD Bless.

The cottonwoods and willows have exploded, what little snowmelt we have has entered the Rio, and our thriving real estate market continues to expand. Recent snowfalls have blanketed the higher elevations, and we are in full gear. South Fork has elected a new mayor, a new board of trustees, and we have set our plans for summer celebrations.

We welcome our newest property owners to RIR, Island spring cleaning is done, the landscaping looks great, and we watch as mother nature spills over from winter into spring.

“CINCO DE MAYO”

The Board of Directors officially celebrated Taco Tuesday down at the clubhouse, missing out on a traditional visit to Ramon’s, as we held our May monthly board meeting. A group of ten gathered for burritos and cake to discuss our administration policies, the state of the union, progress, ATV use, priorities and upcoming events.

Highlights of the board meeting included, our annual meeting plans for August, a summer July bash event, Island fire and flood mitigation, and the transition handing over the reins of daily administration responsibilities to “Frontier Property Management, LLC”.

The board has unanimously voted to employ an onsite, internal property management company to oversee daily operations, created and owned by Lis and Bob Frank, RIRPOA members. The decision came as the need to establish stability, daily oversight, and a more full time approach to self governance.

The background:

Over the past several years, several members and outside services have been employed to accomplish tasks not performed by RIRPOA volunteers. Cabin and clubhouse reservations, online booking and management, groundskeeping, landscaping and island maintenance, and oversight into our fiscal, accounting, taxes, CCIOA state compliance, taxes and insurance responsibilities are examples. This was empowered by members employed to perform necessary services, such as these. The minimum expenses involved added to more than \$51,000.00 in annual costs during 2024. On our destination to self-governing, we were able to achieve great success, accomplish all of our goals, and save upwards of \$34,000.00 in 2025. In light of a few doing the work of many, it became apparent in our self governance process, either changes in the Board of Director’s terms or lack of member commitment, allowed for the risk of disparity and interruption of our process. To maintain the current path of preservation, fiscal responsibility and community growth, volunteering was not sufficient to accomplish the goals. Long term success was not foreseeable.

Lis and Bob Frank have created a vehicle to serve the community and maintain our path forward. They will continue to administer our daily operations as before. This keeps RIR processes intact regardless of board term changes or shortfall of volunteers. The board has determined it is in the best interest of the community to employ a full time manager internally, to control costs, be onsite with quick response time and provide responsive oversight of the groundskeeping, supervision of the cabins and clubhouse and general island maintenance.

To accomplish this, Frontier Property Management LLC was created to run the POA under our terms, be compensated, and work under direct board supervision. Therefore the board has decided to hire us to continue to run the POA and relieve the board from daily operations. We will perform the same administration as over the past year.

Frontier Property Management has agreed to govern RIRPOA, under direction of the Board and be compensated a \$1000/month salary. This is approximately one third of our expenses endured in 2024. It is based on an annual renewable contract and may be reviewed at any time. Board meeting minutes will be posted on the website for a more detailed member review.

Bob and Lis Frank are grateful for the trust granted with this responsibility. All members are welcome to contact us or the Board directly with any questions or comments regarding this transition. It is always our policy to deliver full transparency and the board is excited to share this development.

New Members

Please join us in welcoming Joe and Julie Geiman from Eagle, Colorado. Joe and Julie own an irrigation and pump company and have purchased five of the six lots previously owned by Clayton Mykytiw. They expect to be building a home here soon and enjoy becoming neighbors in the community. Congratulations Joe and Julie! Welcome to the ranch.

Summer Events

Save the dates

Island Bayou Shrimp Boil

Sunday July 26th, 2026 4:00 to 9:00 P.M.

Come Dance, Eat and Smile to the sounds of the Tyrone Benoit Band, feast on Gumbo, and find fellowship and community with neighbors and guests. A fiery quartet from New Orleans, the band has developed local friendships, during repeat performances at the Windsor, and has agreed to perform on the Island for a two set afternoon of live music, dancing and

festival. Co-hosts, Loni and Stace Fuchs and Bob and Lis Frank invite River Island Ranch, members and guests, along with the South Fork community to share in the good times. \$20 donations are suggested to help bring the band up from NOLA.

RIRPPOA Annual Membership Meeting

Saturday August 15th, 2026 10:00 A.M. - 12:00 P.M.
(Members only)

We will hold our annual two hour business meeting to have an election for one Board of Directors positions, approve a 2026-2027 budget and celebrate the accomplishments of this past year.

Member / Guest Picnic BBQ and Jubilee *12:00 - 5:00 P.M.*

Celebrate, feast, come and enjoy live music from Rivertown Folk and The Foggy Memory Boys from Taos, NM. A repeat performance from last year's success, they are excited to return to RIR and throw down again this summer. A revival of community, BBQ, and fellowship with field games, bonfire and friends. Come get to meet your new members, and revel in a fun afternoon.

REAL ESTATE SUCCESS

There are currently four homes under construction in RIR, with two more driveways installed, and plans for three more members to begin construction in 2026. Discussions are underway for a contractor to build two spec homes for sale, for a new hybrid, energy efficient, median priced home. Structural Insulated Panel homes deliver a high efficiency, low cost, committee approved designs to be developed for sale. Our real estate market remains vibrant regardless of the current inflation and rising gas prices this spring. Several lots are in the process of closing and welcoming new members. We have also been approached by an Amish builder to construct a spec log home for sale. This activity is supporting stable property values and more interest in developing RIR as a premier destination community in the valley.

Island Fire and Flood Mitigation

The board has discussed and developed a plan to reduce catastrophic flood risk by utilizing existing fill located at the gravel pit and transferring it to our perimeters. Discovering the availability of donated and/or inexpensive use of some heavy machinery, we are considering the options of raising some of the low elevation points on the island along the riverfront to decrease the risk of our banks overflowing as experienced in the previous October 2025 storms. We are working with the SFFD on evaluation of the accumulation of debris and excess brush collecting on our perimeters from the cottonwood tree branches, willows and river debris which potentially pose a fire risk around the island. We are hopeful of addressing measures to reduce those risks and eliminate a percentage of the debris. Fencing of the land acquisition on the island is in place and we now welcome extending fishing along our added riverfront. We welcome any information on the use or acquisition of chipper machinery to assist in this process.

Island Grounds

Spring clean up, fertilizing and seeding this spring has shown early results in a greener appearance, healthier turf and meticulous groundskeeping. The island is showing wonderful this early and we are off to a great start to it looking fabulous. Please join us in caring for the grasses as best as possible by parking on the gravel and avoiding the grasses. We have enjoyed seeing the results of our new landscaping agent, John Hutchens. Thanks to those who split firewood, (thanks Daniel) take extraordinary steps to participate and go above and beyond to help make the island great. Thanks to Paul, and Ramsey Fowler for saving the East grill gazebo from fatality. Wind storms nearly flattened the structure, and residents came together to stabilize and improve it.

Cabin Reservation Fees

The board has voted to increase the cabin reservation fees to a standard continuous rate of \$50 per night all year in place of differentiating two seasons. We are mandated to increase the minimum reservation from \$75.00 to \$150.00, throughout the year, for a three night minimum. We anticipate the costs of cleaning and maintenance to increase with other costs and the \$25/night rate is not sufficient to meet our expenses. This will be in effect beginning October 1st, 2026.

We will also be shortening the high season restriction of two reservations only per member period from May 1st - October 1st. We will now reduce that date range to Memorial Day (May 22 through Labor Day, September 8th.) This will allow each member to enjoy cabin use more often from May 1st to May 22nd and Labor Day through October 1st. without penalty of restriction to only two reservations during this time.

Please review and cooperate with the updated guidelines provided by the clubhouse and island committees in their efforts to present the amenities in the best condition for all to enjoy.

Happy Mother's Day

May all the mothers be blessed with love, recognition, and happiness as we celebrate how awesome we are. Ya'll did a GREAT JOB! Thank you!

Happy Memorial Day

Please enjoy this spring season, get to know your neighbors, help each other and Happy Memorial Day. In light of the local, and national Fourth of July celebrations, RIR will not be planning any organized events. Creede, South Fork and Del Norte are expecting to deliver spectacular 250th annual celebrations. Our members, the Connolly family have reserved the clubhouse this year for a private family gathering. Please honor their wishes in acknowledging their selection.

ATV USE ETIQUETTE

Recently recreational RIR ATV use has come under scrutiny from the reports of several members. The concerns fall under a few areas. Safety and respect are most important. The conversation has two issues. ATV use by residents and members and use by outside individuals who are trespassing and are not members of RIR.

We are a gated private community, and unauthorized use by non members is not permitted unless they are members invited guests. In this instance, members must be responsible for their guests' actions.

Member ATV use must still observe the posted 15 mph. speed limit on our roads. Okay friends, let's be honest here. Riding your ATV at 15 mph. is no fun and doesn't happen. Fishtailing around corners at 40 puts a little wind in your hair, but does pose the random risk of unexpected vehicular interaction. Let's all agree to disagree and correct this issue before it gets out of hand.

With all the National Forest service land and roads adjacent to us, please consider heading out for ATV fun and recreation off RIR property. No speed limits.

Several ATV riders have been driving over members property lot lines. Please stop riding over other members lots indiscriminately. These members have contacted the board and have asked you to respect their property.

When riding within RIR, please travel at a reasonable speed while on our gravel roads. Under no circumstances, ride across others' property, except where members have allowed access across their lots. (Clayton's lots, now Joe Geimans, to access the National Forest through our Northern boundary). Please meet Joe and Julie and ask their permission. Traversing fellow members lots without their permission and knowledge is highly discouraged. Please discuss this within your family members so we are all onboard and can safely enjoy our ATV recreation without incident.

Thank you everyone again for supporting River Island Ranch and for contributing to the best community in the valley.

Bob and Lis Frank

Frontier Property Management

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And the RIRPOA Board of Directors, Paul, Debby, John and Sam