

**RVRMA EXECUTIVE BOARD
MONTHLY MEETING
Wednesday, December 15, 2021 at 5:30 p.m.
Ranch House Conference Room and Zoom Meeting**

Executive Board of Directors

Gary Lesser, President
John Lund, Vice President
Todd Richmond, Treasurer
Ben Johnston, Secretary
Laura Hanssen, Director
RJ Spurrier, Director
Michael Banbury, Director

Management Attendees

Carl Hostetter, Interim General Manager
James Maguire, Controller
Jessica Hennessey, Director of Design Review &
Admin. Services
Ali Royer, Director of Programming & Community
Engagement
Travis Green, Facilities & Grounds Superintendent

Homeowner Attendees

Attendees Via Zoom videoconference:

Stanley Kleban
Michael Korber
Frank Goldsmith
Julie Shattuck
Deborah Cotton
Steve Damerow
Susan Christman
Diane Cavarra
Mary Catherine Conger

At the Ranch House:

Cathy Cooney
Tom Cooney
Wolf Gensch
Ashley Lynch

I. Call to Order- Establish Quorum

- Board President, Gary Lesser, called the meeting to order at 5:30 p.m.
 - Gary noted one change to the agenda: removal of item under Old Business - 2021 Reserve Study.

II. Approval of the Minutes

Motion: Ben Johnson and John Lund moved and seconded to approve the minutes of the Executive Board meetings held on Nov. 17, 2021 and Dec. 1, 2021.

III. Approval of the Consent Agenda

Motion: John Lund and Michael Banbury moved and seconded to approve the consent agenda. The motion passed unanimously.

A. Management Update

- Interim General Manager Report – Carl Hostetter
- Programming & Community Engagement Report- Ali Royer
- DRC Report – Jessica Hennessy
- Finance -James Maguire
- Outside Services -Travis Green

B. Committee Reports

- Landscape
- Long-Range Planning

IV. Public Comment

- There was no public comment.

V. New Business

- 2022 Budget Ratification
 - Board President, Gary Lesser, announced the results of the community vote to ratify the 2022 Budget. Gary noted, balloting to ratify the budget began, by e-mail, on December 3, and following a 10-day period required by RVRMA Governing Documents, the ratification voting ended on Monday, Dec. 13.

Final vote counts, which were verified by staff:

- 128 property owners voted in favor of the budget
- 61 property owners voted against the budget

RVRMA Governing documents say that 2/3 of all property owners, or 368, would need to vote against the budget for it to be rejected. 61 voted against it, which was 307 votes short of rejection. Meaning, the 2022 budget has been ratified.

Gary thanked all the community for engaging in the budget process.

- Approval to Hire GM

- Board President, Gary Lesser, shared that the Board had unanimously authorized extending an offer to a candidate for RVR's General Manager position at the previous special board meeting held on Dec. 14. Gary thanked Carl Hostetter for his fabulous job steadying the ship while the search committee looked for the ideal candidate to take his place.

Following the special meeting, the board made an offer to a candidate who rose to the top of their list after screening more than 25 candidates, both locally and nationally. The Board offered the job to Ashley Lynch, and he accepted.

Ashley comes to RVR with a 13-year background in property management and hospitality in the Aspen area. For the past four years, he's been working for Marriott International, managing the St. Regis Aspen.

Gary went on to say that Ashley was the unanimous recommendation of the Search Committee and has the unanimous support of the Board.

Discussion:

Board member, RJ Spurrier said that the HOA was very fortunate to receive many highly qualified candidates. He also commended the selection committee's work. RJ was confident they found the exactly right candidate. RJ also noted that the new GM will serve the HOA in an exceptional way and he expressed how grateful he is.

Michael Banbury stated that he felt that as a participant of the search committee, he appreciated how well they all worked together, and they had a lot of work to do but that in the end Ashley Lynch made their job easy.

Motion: Ben Johnston motioned to approve the hiring of Ashley Lynch, as the River Valley Ranch Master Association's General Manager effective January 17, 2022.

- The motion passed unanimously. Todd Richmond, Board Treasurer, was not present for the vote, but submitted his proxy, in writing, to vote "in favor" on the motion.

Gary introduced Ashley Lynch to the room. Ashley spoke and said the interview process was very impressive. He compared the process to a Marriot International Interview. Ashley expressed his excitement and said that representing RVR is an extraordinary opportunity.

Gary thanked Ashley on behalf of the board and said that he looks forward to strengthening the HOA's position as the leading residential community in the Roaring Fork Valley.

Joh Lund then thanked RVR staff and said that now that Ashley is in the GM position, the future looks really strong.

VI. Adjourn

Motion: Board members, Gary Lesser and Ben Johnston moved and seconded to adjourn the meeting. The meeting adjourned at 5:50 p.m.