

RVRMA EXECUTIVE BOARD SPECIAL MEETING
Wednesday, December 1, 2021, 5:30 p.m.
Ranch House Conference Room and Zoom Meetings

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
Jessica Hennessey, Director of Design Review &
Admin. Services
Ali Royer, Director of Programming & Community
Engagement
James Maguire, Controller

Homeowner Attendees

By ZOOM Videoconference

Sarah-Jane Johnson
John Lund
John Krousouloudis
Stanley Kleban
Jill Rogers
Jennifer Given
Jocelyn Durrance
Michael Korber
Richard Heinz
Deborah Cotton
Dave Kolquist
Susan Christman
Jan Kuramoto
Lisa Dancing-Light
Garry Wesselink
Robert Hubbell
Doug Walker
Steve Damerow
Richard Rogers
James Noyes
Larry Schneider
Mary Catherine Conger
Joel Aronoff
Sherry Stripling
Steven Wolff
Jack Olson
Sandi Kister
Cindy Barnes
John and Kathy Schoenecker

Stephen Laverty
Lesia Rehl
Marc Margulies
Richard Sills
Krystina Greenwood
Chris Klingelheber
Marilyn Kennedy
Gary Harada
Cari Shurman
David Gray

At the Ranch House

Camille Schuman
Diane Cavarra
Wolf Gensch
John Krousouloudis
Cathy Cooney
Scott Harris

I. Call to Order- Establish Quorum

Board President, Gary Lesser called the meeting to order at 5:30 p.m.

II. Public Comment

- Cathy Cooney – 2022 Budget
- John Krousouloudis – 2022 Budget
- Camille Schuman – 2022 Budget
- Diane Cavarra – 2022 Budget
- Joel Aronoff – 2022 Budget (via ZOOM)
- Marc Margulies – 2022 Budget (via ZOOM)

III. Old Business

- 2022 Budget Review & Approval
 - Gary Lesser, Board President, began by giving a background of the 2022 Budget; In developing the 2022 Budget, this Board followed the same process

we use every year, and rolled it out to the community the same way they always do. Over the past 10 years or so, the community has had a distinct lack of interest in the budget. This was in large part because the changes from year-to-year were so small as to not cause a stir. The difference, though, was this time the Board had a significant increase to present to RVR property owners and didn't prepare you properly for it. No one saw it coming. There were good reasons for the Board being late with the budget this year – the biggest among them is the Ranch House leadership transition that happened just as our budget preparations were entering a critical phase. That's no excuse, just an explanation. At the Nov. 17 Board meeting, two weeks ago, the Board hit the reset button and committed to taking another look at the numbers, to see if we could find a compromise that addresses the desires of all 552 property owners, and also takes into account the wishes of individual neighborhoods and sub-associations. The result is the proposed 2022 budget the Board will be voting on tonight.

- Todd Richmond, Board Treasurer, began by thanking everyone who participated in all the meetings the Board had leading up to the 2022 proposed agenda. He continued to say there was a lot of good input and a lot of good conversations were started. He stated that the number one point of feedback they heard from homeowners is that the increase was too much, too soon.

Todd said that when he looks at a budget it is never the budget for the one year but rather an accumulative impact of budget over time, that's how the Reserve works, that's how the maintenance works, it just so happens that we budget for one year at a time. That's why we saw such a significant impact this year, because accumulatively we felt that we had fallen behind both in maintenance and services. So, the Board went through every single line item and where we could reasonably push on fees such as DRC fees, tennis fees, locker fees with not an outrageous increase but where we thought we could reasonably push on it we pushed, where we thought we could reasonably cut on expenses we pulled back on fitness, labor and operating costs, maintenance in ways we didn't think we would have a significant impact in the coming year to bring the budget from a \$100 increase to a \$68 increase

Todd emphasized that all the conversations the Board had with homeowners shouldn't stop but continue in the next year. We will have a new GM soon that will hopefully bring comfort that we are getting value for the dollars we are spending. The Board Treasurer also said that this is just a step one on a multiyear process.

- RJ Spurrier, Director-at-large, commented that there was a tremendous amount of care that went into the creation of the 2022 budget. He emphasized that there were a number of good ideas that came out of the conversations

that were had between the board and homeowners. Positive feedback was expressed in these conversations, and he encourages continued community input. He can confidently say the board has done a very responsible job.

- Ben Johnson, Board Secretary, spoke up and stated that he agreed with everything RJ said.

Motion: RJ Spurrier and Ben Johnson moved and seconded to approve the 2022 Budget. The motion passed unanimously.

IV. Adjourn

Motion: Ben Johnston and RJ Spurrier moved and seconded to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 5:57 p.m.