

RVRMA EXECUTIVE BOARD MEETING
Wednesday, January 26, 2022, at 5:30 p.m.
Ranch House Conference Room and Zoom Meeting

Executive Board of Directors

Gary Lesser, President
John Lund, Vice President
(Via Zoom)
Todd Richmond, Treasurer
Ben Johnston, Secretary
Laura Hanssen, Director
RJ Spurrier, Director **(via Zoom)**
Michael Banbury, Director

Management Attendees

Ashley Lynch, 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

Sarah Murr **Via Zoom**
Richard Sills **Via Zoom**
John Krousouloudis **Via Zoom**
Cathy Cooney **Via Zoom**
Trisha Hohl **Via Zoom**
Carl Hostetter
Wolf Gensch

I. Call to Order- Establish Quorum

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

II. Approval of Minutes and the Consent Agenda

Motion: Ben Johnston and Michael Banbury moved and seconded to approve the consent agenda and minutes of the Executive meetings held on Dec. 14 and Dec. 15. The motion passed.

III. Public Comment

- There was no public comment.

IV. Committee Reports

- Long Range Planning

V. Welcome Ashley Lynch

Board President, Gary Lesser, acknowledged Carl Hostetter, RVR's Interim General Manager. Gary noted that Carl inherited a difficult and challenging situation. He continued to say that Carl's hard work made Ashley Lynch's arrival much smoother than it otherwise might have been.

Carl Hostetter, Boundary Board President and former Interim GM, spoke and said that he had a lot of respect for the RVRMA board and thanked them and RVR staff for the opportunity to step in as the Interim GM for the organization.

Laura Hanssen, director-at-large, spoke on behalf of the Old Town Advisory Committee and thanked Carl for all his hard work.

RVR General Manager, Ashley Lynch, thanked Carl and announced that there are many great initiatives coming to the club such as Club Automation and other improvements. Ashley thanked staff and board members for all the support.

VI. Ali Royer - Event update

Ali Royer, Director of Programming and Community Engagement, commented that the first December to Remember event schedule was one for the books. Cookies with Santa, the Ski Spiel, Holiday Tasting and Mixology by Marble Distillery, and the Wacky Tacky Sweater Soiree events all had great participation. The feedback was extremely positive. The January event calendar was quiet due to the uptick in COVID cases, however, there is an exciting lineup to look forward to in February with delicious catered food to enjoy. Ali continued to say she is looking forward to engaging the community. Laura Hanssen mentioned that she has received excellent feedback from homeowners on the fitness program.

VII. Management Update

- General Manager Report- Ashley Lynch
- Programming & Community Engagement Report- Ali Royer
- DRC Report- Jessica Hennessy
- Finance Report- James Maguire
- Outside Service Report- Travis Green

VIII. Old Business

- **RVR speed radar data**

Gary Lesser began by saying that for quite some time, there has been Board discussion about speeding vehicles in RVR. These conversations have been going on for more than a year. Last summer, the Board authorized the purchase of a radar device to collect data on vehicle speeds within the community – how fast, and where.

The data collection has been ongoing for several months. Recently, Travis Green, RVR's Facilities & Grounds Superintendent, put together a report that summarized the data. Travis indicated that from the data collection he found that most speeders are going about 1 to 5 miles over the limit. The data gathered also showed that the speeding was minimal on weekdays, with 14% of the drivers speeding Mon-Fri, 80% of those speeders driving less than 5mph over the speed limit. Speeding spiked on the weekends showing that 71% of drivers speed, 80% of those speeders also going less than 5MPH over the speed limit.

Laura Hanssen, Travis Green and Ashley Lynch discussed whether a flashing sign should be set up versus a non-flashing sign to gather comparative data.

John Lund recommended a brief write up in weekly news to raise awareness of speeding in RVR.

It was also discussed that the sign could be posted in the Old Town neighborhood to capture data there and to alert Carbondale PD that we are seeing violations during a certain time period. There was a plan to revisit this topic at the next Board Meeting.

IX. New Business

- **Reallocation of Funds for Old Town, Settlement and RVRMA to Reserve**

At the end of every fiscal year, the net profit or loss from the previous year is moved to or from the RVRMA reserve fund upon approval from the Board. For year-end 2021, the Master Association had a \$162,265.52 net loss. Old Town had a \$2,958.89 net loss. The Settlement had a \$13,567.30 net loss.

Motion: Gary Lesser motioned to approve that the 2021 net loss on the RVRMA income statement be transferred from the Master association's reserve account to the Operational account, and the same for Old Town and the Settlement. Todd seconded the motioned. The motion passed.

- **Fire preparedness**

There is significant community interest in the issue of fire preparedness. When a fire destroyed nearly 11-hundred homes in Boulder County last month in the Marshall Fire, that destruction brought about an inquiry to the Board, asking about our own fire preparedness, and if we are doing enough to make homes in RVR defensible.

Michael Banbury, Director-at-Large, expressed that this could be a DRC issue and said that an appropriate next step may be to form a committee or panel, or perhaps the DRC can revisit and address the current guidelines with a focus on environmental hazard mitigation and reform some of the guidelines.

John Lund, Board Vice President, suspects there are many great resources available to RVRMA including the Carbondale Fire Department and other State resources.

RJ Spurrier, Director-at-Large, referenced that DRC guidelines were cast in stone in previous era. He continued by asking if we could come up with guidelines based on fire mitigation, what would that look like? RJ loved the idea of having a Fire Preparedness Committee to assess and reconsider risk and engage the DRC to evaluate those risks.

There was a consensus that a newsletter blast should go out searching for interested people to join a committee focusing on fire preparedness.

- **Long-Range Planning Consulting Proposal**

The Long Range Planning Committee developed an RFP, Request for Proposals, to solicit professional consulting help.

John Lund updated meeting attendees by announcing that the Long Range Planning Committee recommends the McMahon Group as the entity that RVRMA should engage with for assistance with long range planning. The McMahon group would come up with a recommendation for what does and doesn't need to be done to our facilities to sustain the property for the future of RVR. The Long Range Planning Committee had settled on the McMahan group last year but decided to hold off on confirming until RVR transitioned to a new General Manager. According to John, RVR is looking at a 3-to-6-month period to develop a plan to present to the community from the McMahon Group.

Motion: John Lund Motioned that the board authorize the retention of the McMahon Group in accordance with the proposal attached to the board packet. Ben Johnston Seconded. The motion passed.

- **Settlement Advisory Committee**

Motion: Ben Johnston and Laura Hanssen moved and seconded to approve five Settlement Advisory Committee applicants, to serve two-year terms on the Settlement Advisory Committee. The motion passed.

- **Fees**

Gary described that several weeks ago, Todd and Gary met with management to review the management team's proposal for 2022 fees. The fee review included everything from what we charge for performance deposits on new construction, to tennis lessons.

One of the things discovered at this meeting was that many of the fees hadn't changed, or have even been reviewed, in at least five years.

It was agreed that a fee review needs to be done annually, and as part of the budget process to make sure our fees are fair and competitive. Fees were adjusted but no policy changes were made in the fee schedule meeting, thus not triggering a board level decision on the changes.

John brought up the point that we can be more proactive about cost overruns on the budget. Ashely and James discussed that they will be looking at trends and establish some sort of metrics so that we are tracking challenges that come up in the budget. Ashely emphasized not wanting to have a cost

overrun for 2022. James liked the idea of better tracking with departments heads on their individual budgets. Ashley commented that management will implement productivity measures.

John Lund stated that it would be helpful for the board to have more information each month so the board can be more tuned in on the monthly budget. James agreed and said that he would communicate the monthly finances in a clearer way and perhaps clarify with charts.

X. Adjourn

Motion: Board members Ben Johnston and Laura Hanssen moved and seconded to adjourn the meeting. The meeting ended at 6:46 p.m.