

**RVRMA EXECUTIVE BOARD MEETING**  
**Wednesday, February 23, 2022, 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**

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**

Jill Rogers (*via zoom*)  
Diane Cavarra (*via zoom*)  
Steve Laverty (*via zoom*)  
Richard Sills (*via zoom*)  
Krystina Greenwood (*via zoom*)  
Stan Kleban  
Wolf Gensch

**I. Call to Order- Establish Quorum**

- Board President, Gary Lesser, called the meeting to order at 5:31 p.m.

**II. Approval of Minutes and the Consent Agenda**

**Motion:** Board Directors, Laura Hanssen and Michael Banbury, moved and seconded to approve the consent agenda and minutes of the Executive meeting held on Thursday, Jan. 26. The motion passed.

**III. Public Comment**

- Wolf Gensch – Commented on community fire preparedness in RVR.
- Richard Sills – Comments were related to the McMahon Group proposal.

**IV. Committee Reports**

- Long Range Planning

- A verbal report was given by Board Vice President, John Lund. John informed the room that the Long Range Planning Committee met as scheduled in January. At the January meeting, the committee talked at length about the McMahan project. John reminded meeting attendees that the idea of engaging in professional assistance in Long Range planning began in the summer of 2021 and has been on Long Range Planning Committee meeting agendas for several months since then. The committee subsequently went through request for proposals and received four different respondents to proposals. At the request of the committee, the RVRMA Board authorized the retention of the McMahan Group.
- The committee felt the McMahan group would be the best choice to create a responsible plan for the community. The process has already begun, and data is being collected. Additionally, an onsite session with a representative of the McMahan group will take place in March.
- John also stated that no expense has been settled for the execution of the plan and the funds will not be newly collected but funded by existing reserves.
- General Manager, Ashley Lynch commented that John's points were all well said. Ashley discussed how important it is for the Long Range Planning Committee to be responsible for ensuring that community feedback is represented. Ashley emphasized that it would be reckless to spend money from reserves without having professional consult from an organization such as the McMahan Group and added that there is already a great amount of expenditure slated for 2022. Ashley also stated that it's important to make sure these funds are being spent in the best way possible.
- Board President, Gary Lesser, stated that he has worked with McMahan on a project previously and his experience is that once McMahan puts a proposal together there is a high certainty that it will pass because they have a great sense of what the community wants

## **V. Month End Financial Review – James Maguire**

- Controller, James Maguire, gave a verbal financial report for additional insight into the Association's finances.
  - James shared, via power point, that each month RVRMA attempts to achieve 2 goals with the operating budget. The first is meeting our revenue or income budget. Our monthly revenue should meet or exceed the budgeted amount. In January, we just about broke even. We were less than 1% away from meeting the budgeted income, a difference of only approximately \$700. The second goal is to spend less than our budgeted expenses. In January, we achieved this with rather stunning accuracy. We budgeted about \$191k in total expenses and spent under \$190K. We achieved our goal for January.

- Since labor is the largest budget line item and was the largest budget overrun last year, we are taking very calculated and disciplined steps this year to make sure we stay within budget. In January, we came in under budget for total personnel costs and most importantly on wages.
- Some areas of slight concern, of all the expense lines on the budget vs actual, our gas bill was the largest cost to go over budget. We went over budget by \$2,500. Our gas bill doubled compared to last January. This is not due to increased usage. It's simply due to the surge in energy prices.
- In January the country saw the largest annual inflation increase in 40 years – up 7.5%. Prices for goods and services are going up dramatically and this could impact our projections for costs. We did consider this in the budget process, but we generally used 5% as our factor for cost increases.
- James ended by saying that with the superb management team we have in place, we will ensure that 2022 remains within budget while providing top notch services that homeowners expect.

## **VI. 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

## **VII. Old Business**

- N/A

## **VIII. New Business**

- Retiring Landscape Committee
  - Board President, Gary Lesser, gave some background information on the agenda item of “Retiring the Landscape Committee.” Gary reported that the Landscape Committee originally began in early 2019, in part to give former Board Member Gary Harada something meaningful to do, and to help the Sterling with Landscaping issues. This was before Travis, RVR Facilities & Grounds Superintendent, was part of the RVR team. In late 2020, Sarah Murr took over the Committee, proposed a charter, that was approved by the Board, and it met monthly for a year. Under Sarah, the committee did meaningful work, including recommendations to the Board on matters like staining Old Town fences, acquiring benches for Orchard Park, and selecting

replacement trees for the Heritage Ponds and Orchard Park. It seemed the committee was working operational matters that were more appropriately handled by Travis Green and his team — not policy or long-term planning or governance issues that would ordinarily be the province of a Board-chartered committee.

**Motion:** Board President, Gary Lesser, move that we thank the Landscape Committee for its service the past few years, and end the committee's role in community governance. Ben Seconded. The motion carried.

**IX. Adjourn**

**Motion:** Ben Johnston and Michael Banbury moved and seconded to adjourn the meeting. The meeting ended at 6:30 p.m.

**X. Executive Session**

- Legal Issues Related to Golf Course