

RVRMA EXECUTIVE BOARD MEETING
Wednesday, March 30, 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

Kevin O'Keefe (via zoom)
Lani Kitching (Via Zoom)
Diane Cavarra (Via Zoom)
Helen Copping (Via Zoom)
John Krousouloudis (Via Zoom)
Wolf Gensch (in person)
Steve Laverty (in person)

I. Call to Order- Establish Quorum

Board President, Gary Lesser, called the meeting to order at 5:30 p.m. Gary added a new line to the agenda under New Business titled, "Carbondale Trustee Election."

II. Approval of Minutes and the Consent Agenda

Motion: Board Directors, John Lund and Michael Banbury, moved and seconded to approve the consent agenda and minutes of the Executive meeting held on held on Wednesday, Feb. 23, 2022.

III. Public Comment

- No public comment.

IV. Committee Report

- Long Range Planning

Board Director and Long Range Planning Committee Chair, John Lund, provided a verbal report on Long Range Planning. John indicated that a site visit with McMahon is set for Tuesday, May 3. McMahon will likely be on site for most of the day examining the facility. The Long Range Planning Committee will also meet with them during their visit. John reported that Ashley has been working with McMahon in preparation by providing all materials requested by the group. The LRP's April meeting was announced for Tuesday, Apr. 12. Agenda items for the meeting will include preparation for the McMahon visit and introduce new members to the committee.

V. Month End Financial Review – James Maguire (info.)

James Maguire gave a financial insight presentation and went through the budget vs actual from a high level down to a more granular level and then reviewed the reserve account.

When comparing budget vs actual income, James noted February performed better than January, bringing in about \$4,500 more income than budgeted. James believes that overall, we are doing very well in this area. When comparing budget vs actual expenses, January was slightly under budget and February was slightly over budget. The variance is only \$2,000 or 1%. Nothing to be concerned about.

James shared a high-level overview of the budget vs actual for year-to-date through Feb. 28. James emphasized that when the budget was created, we estimated we would spend approximately \$380K by end of February and by end of February we spent approximately \$380K.

James also reviewed personal costs which were under by 12k, Grounds was over by \$2800 mostly due to some expensive salt cells that were purchased for the pool. Irrigation was over by \$2095 mostly due to the water reconciliation we had with the golf course. Ranch House expenses were over by \$3400 mostly due to extra outside cleaning services we had to hire while Ana was away on vacation for a month. James continued with more details about cost of gas, banking transition, inflation, computer & online expenses.

Finally, completed an overview of RVRMA's reserve account. He reported that we began with a balance of \$1.6 million for 2022. He went on to say that each month we add about \$33,000 to the reserve from dues, so in 2 months we added \$67,000. The current reserve balance is 1.691 million.

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

Director, John Lund, asked about a time frame for new internet for the Ranch House. RVR General Manager, Ashley Lynch, replied that it would still be a few months before installation could happen.

The Board had inquiries about Ashley's meeting with the Fire Dept. Mike Banbury asked about the process to remove trees on properties in RVR and it was relayed that homeowners can apply for tree removal by filling out a home improvement application on the website. Gary Lesser brought up the possibility of scheduling an informational session for RVR residents presented by the Fire Dept.

Ashley also reported that a fence survey is underway for old town and other areas in RVR, and he hopes to have some clarity from the survey results soon.

VII. Old Business

- N/A

VIII. New Business

- **New Members appointed to Long Range Planning Committee** (*decision*)

The Long-Range Planning Committee currently has six members. Its charter allows for up to ten members. Several weeks ago, the board put out a call for candidates in the RVR weekly newsletter, and in a "View from the Board." We received interest from a number of strong candidates. After thorough review, it was recommended that the following RVR homeowners be added to the committee: John Spiess, who lives in Old Town. Carl Hostetter, who lives in the Boundary; Kevin O'Keefe, who lives in the 24 (sometimes called Fairways); and Bill Brown, who lives in the Settlement.

Motion: Ben Johnston and Todd Richmond moved and seconded to approve our new Long Range Planning Committee applicants, to serve on the Long Range Planning Committee. The motion passed unanimously

- **Rescind Employee Vaccination Policy** (*decision*)

Board President, Gary Lesser, stated that last fall, the Board adopted an Employee Vaccination Policy. This was consistent with what many other employers in the valley did at the time. Unlike the Infectious Disease Policy, which the GM can implement

unilaterally, the Employee Vaccination Policy was approved by the Board, and can only be changed by the Board.

Gary shared that the board discussed this with Ashley, and Ashley recommended rescinding the Employee Vaccination policy, effective immediately, to remove that requirement for current and future employees.

Motion: Michael Banbury motioned to rescind the Employee Vaccination Policy and Ben Johnston Seconded. The motion passed unanimously.

IX. Carbondale Trustee Election *(info.)*

Gary announced that the Carbondale Trustee election was upcoming, and votes would be due Tuesday, Apr. 5. Gary continued to say that, for those who haven't voted yet, one important issue to RVR property owners is each candidate's position on potential amendments to the Town's development code that would make it easier for the owner of the RVR golf course to develop the driving range, or other parts of the golf course.

Everyone who owns property at RVR should be interested in how the Town Trustees see this issue, whether they would support the Town changing its development code or want to keep the code as it is.

Board Director, Mike Banbury has reached out to Town Trustee candidates to learn their position on the issue, and whether their positions are consistent with RVR homeowners' most recent stance, which was to overwhelmingly oppose any development on the golf course, and any change in the development code.

Mike shared that he reached out to as many candidates that he could get in contact with as possible. Mike also recommended that people visit the Sopris Sun website to review each individual candidate's bio, vote their consciences and remember that the golf rezoning will be an issue that will come up in the next 4 years.

It was agreed that there would be an announcement in the newsletter with information on the upcoming election for top of the mind exposure for the community.

X. Adjourn

Motion: Ben Johnston and Michael Banbury moved and seconded to adjourn the meeting. The meeting ended at 6:03 p.m.

XI. Executive Session

- Legal Issues Related to Golf Course