

RVRMA EXECUTIVE BOARD MEETING MINUTES
Wednesday, April 27, 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
RJ Spurrier, Director
Michael Banbury, Director
Laura Hanssen, Director
(absent)

Management Attendees

Ashley Lynch, General Manager
James Maguire, Controller (zoom)
Jessica Hennessey, Director of Design Review &
Admin. Services
Ali Royer, Director of Programming & Community
Engagement
Travis Green, Facilities & Grounds Superintendent

Homeowner Attendees

Diane Cavarra (zoom)
Krystina Greenwood (zoom)
Wolf Gensch
Stan Kleban

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:** Board Vice President, John Lund and Board Secretary, Ben Johnston moved and seconded the approval of the consent agenda and meeting minutes of the RVRMA Executive Board Meeting held on Wednesday, March 30, 2022.

III. Public Comment

- There was no public comment.

IV. Committee Report

- Long Range Planning:

Gary indicated that the complete Long-Range Planning Report can be viewed in the Board Packet. John commented that a zoom link is available to Board members for the McMahon working session on Tuesday, May 3. John reiterated that this meeting would be a work session for the Long-Range

Planning Committee but that the Board was welcome to attend and be involved.

V. Month End Financial Review – James Maguire

- James Maguire, RVRMA Controller, gave a financial insight presentation. James went through the budget versus actual from a high level down to a more granular level and then reviewed the associations reserve and cash accounts.

According to James, March performed better than January and February, bringing in about \$12,000 more income than budgeted. This was primarily due to DRC fees and early tennis membership sign-ups.

James also showed budget versus actual expenses for the first quarter. He indicated March was slightly over budget by about \$6,000, only a 3% variance.

A very high-level overview of budget versus actual, year-to-date for the first quarter was presented. Overall, the net surplus is \$10,000 better than budgeted.

The grounds department is doing very well. Irrigation was only over by \$1,300 due to the water reconciliation. The irrigation system starts up in April, so there hasn't been much activity here yet. Utilities continue to run over budget due to the gas bill. So far, they are \$7,000 over budget. Admin expenses are getting better. The main overage is still computer and online expenses now running \$6,000 over budget. DRC expenses are doing very well, especially since the income is higher than expected. RVR Community expenses were under budget by almost \$3,500 mainly from events and Ranch House supplies.

We are less than 1% variance between budget and actual. We are aware of where we are going to have to overspend, and we are looking at areas of the budget to make up for that. Though every line item may not be within budget, we are working to keep the bottom line within budget.

James also highlighted an overview of the reserve account activity for March stating that we began with \$1.691 million. Our normal reserve income was \$33,000 and interest was \$607. We also got a boost of \$10,500 from Travis who sold an old tractor. The ending reserve balance was almost \$1.727 million.

James also presented a quick look at our cash and investment position. Total amount invested in CD's is a little over \$1 million which should produce over

\$16,000 annually, depending on timing. Total cash and investments are \$2.749 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

Board Director, RJ Spurrier, asked whether water was available in the RVR community yet. Travis Green, Facilities & Grounds Superintendent, said that the water in RVR is currently on. Travis continued by saying that this information is posted on the landscape page of the website and Jessica Hennessy, Director of Design Review and Admin Services, mentioned there would be a community wide announcement in the upcoming newsletter. Travis recommended homeowners not water heavily in the early days of spring. At this point, discussion opened up about the water conservation topic in RVR.

John asked if Travis would be able to pull data reports on water usage in RVR for comparison purposes. Travis reported that meters are read once a month. Travis then said that as new technology tracking gets set up, they will be able to track water usage in real time and we would be able to communicate it to the community better.

Todd Richmond, Board Treasure, asked what was left for the new timer technology to be fully set up. Travis informed the room that Cla-Valves still need to be connected to each controller and the distributor, CPS, will be on site in the upcoming week to get the first valves live. This will allow irrigation to easily shut water off in case of a catastrophic break in a line. Flow meters still need to be connected to controllers for real time data and to communicate to Cla-Valves for shut off purposes. Travis stated that the set-up of this system is a very big job and that by the end of the summer RVR will have each Cla-Valve online for proper data and monitoring. Fine tuning will need to be completed to get the system to the point of maximum potential.

RJ questioned if the Association could spend some money to help accelerate the completion of the system. Travis recommended that the best option would be to gradually move forward with the set up rather than have

a third party assist RVR crews in expediting the process. The benefit would be that RVR crews would be in a better position to manage and learn the system through the set-up experience.

There was also discussion around whether there should be an educational campaign surrounding water usage to the community with pamphlets, email blasts and other communication tools.

RVR Irrigation staff would be happy to help with homeowner outreach by conducting site visits to help educate homeowners on their own systems. Common areas under RVR's control, are only watered four days a week and the grass is beautiful, and it works really well.

The Board and Travis brainstormed how RVR can better gather facts behind water usage. RJ suggested that we pursue encouraging voluntary action from homeowners. He continued by saying RVR could conduct a study on one lot, apply different watering scenarios to the lot, see what form of watering tactics work best, then examine before and after for the different scenarios. RJ mentioned this approach can quantify the water use and provide a strong punch list of actionable tactics that can be provided to homeowners, assist them in cutting their water use and still have beautiful green landscape.

Ashley Lynch, RVR General Manager, and Travis agreed to work on an execution plan for water conservation in RVR.

VII. Old Business

- N/A

VIII. New Business

- RVR Fence Maintenance & Repair Policy (*info.*)

Gary Introduced information for the Fence Maintenance & Repair Policy. Gary said that the issue of fence maintenance and repair has been around a long time. It's been the subject of tours, committee meetings, and speculation about who would do what. This is an RVR-wide issue. While much of the discussion has centered around Old Town, the fence maintenance and repair policy will apply across the entire RVR community.

Gary announced that Ashley, several Board members, and himself agreed to establish a formal working group that will propose policies that the Board can review and act on. There will likely be proposed amendments to the DRC guidelines, as part of this process.

The working group that will address this tentatively will consist of Ashley, Gary, Ben, Jessica, Wolf Gensch, and Kevin Kreuz. A progress report would be announced at May's Board meeting.

- Water Conservation (*info.*)

Gary acknowledged that the Water Conservation item on the agenda was discussed earlier in the meeting during management updates. Gary asked the room if anyone had anything to add to the discussion. There was no further input on the Water Conservation topic.

IX. Adjourn

Motion: Board Directors, RJ Spurrier and Michael Banbury moved and seconded to adjourn the meeting. The meeting ended at 6:45 p.m.

X. Executive Session

- Legal Issues Related to Golf Course