



## **RIVER VALLEY RANCH**

**RVRMA Long Range Planning Committee Meeting**

**Thursday, Aug 11th, 2022 at 1 p.m.**

**Ranch House Conference Room and Zoom Meeting**

### **Committee Members**

Carl Hostetter  
John Lund  
Kevin O'Keefe  
Cari Shurman  
Bill Brown  
Michael Banbury  
Charlie Lozner  
John Speiss

### **Management Attendees**

Ashley Lynch, General Manager  
Jessica Hennessey, Director of Design Review &  
Admin. Services  
Ali Royer, Director of Programming & Community  
Engagement

### **Homeowner Attendees**

Stanley Kleban

### **McMahon Attendees**

Frank Vain  
Glen Selligman

#### **I. Call to Order 1 p.m.**

John Lund and Ashley Lynch: John noted the public facing element of the meeting—all community members are invited to all Committee and Board meetings. Reminders were given that documents discussed in the meetings are draft versions, not to be printed or viewed outside of the meeting to ensure that draft documents are not confused with final plans. It was reinforced that discussions do not constitute final decisions

Frank Vain presented McMahon's latest version of the long-range plan. He noted that the scale and cost had been reduced as compared to their initial plan presented at the last meeting. He also reiterated that the presented revisions are a work in progress.



# Long Range Plan

- Roadmap for facilities development
  - Blends obligatory maintenance with aspirations
  - Establishes program of amenities to apply to existing site and buildings
  - Identifies phasing/implementation strategy
- Advantages:
  - Brainstorm a variety of ideas before acting
  - Assures projects fit within overall scheme
  - Continuity of direction



# Homeowner Engagement Process



Plans were reviewed and discussed, and McMahon asked for a consolidated list of feedback from the committee.

The latest plans included the addition of a Pickleball court. The committee suggested adding that court into the space currently utilized for parking/maintenance. The other proposed additions included a new building in the place of the tennis “shack”, outdoor showers, an expanded pool deck with a hot tub, and an outdoor bar area in tandem with expanded parking and a mail pavilion relocated to the unused lawn area next to the driving range (just off of RVR Drive).

Preliminary costs and funding were then discussed but projections have not been fully vetted at this stage. There was a discussion of what targeted costs should be to determine how that might impact the final plan.

#### Potential First Phase:

- Fits within homeowner's financial tolerance (TBD)
- Deliver a broad set of benefits
- Address Depreciation

#### Ranges:

- Small—Ranch House renovation only
- Medium—Ranch House and new tennis/pool facilities
- Large—Total plan inclusive of expanded parking lot expansions

John then led a conversation concerning funding mechanisms. The group discussed math associated with various dollar expenditures (costs per homeowner). Different funding strategies were discussed. There was also a discussion concerning our governing documents related to any loans taken out by the HOA, which would require a 2/3 majority vote (67% of all eligible voters would need to cast a vote in favor).

A discussion was then had concerning green initiatives related to the plan. It was reinforced that these initiatives are an important aspect of the overall plan.

### Next Steps

- Adjust plan in response to today's feedback
- Verify costs in marketplace
- Present recommended to board
- Seek approval for homeowner communications/feedback

Meeting adjourned at 3:17pm.

45 minutes next week

Thursday at 3pm