



## **RIVER VALLEY RANCH**

### **RVR Long Range Planning Committee**

Monthly Meeting Minutes  
Tuesday, Sept. 13, 2022 – 1 p.m.  
Via Zoom & Ranch  
House

#### **RVR Committee Members**

John Lund - Chair & Board Member, Michael Banbury - Board President, Carl Hostetter, Cari Shurman, Bill Brown, Bryan Leasure (*via zoom*), Charlie Lozner (*via Zoom*), John Speiss (*absent*)

#### **Staff Attendees**

Ashley Lynch, James Maguire, Ali Royer, Jessica Hennessy, Travis Green

#### **Public Attendees**

Rosemarie Lavender, Marc Margulies, Sara Gilbertson, Stan Kleban

#### **RVR Members**

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

John Lund called the meeting to order at 1 p.m. He reminded the room that the information shared, and any documents or plans presented are draft versions.

##### **II. Public Comment**

Homeowner, Sara Gilbertson, asked the committee who had crafted the Long-Range Planning Survey. Committee Chair, John Lund, informed Sara that the survey was crafted by the Long-Range Planning Committee.

##### **III. Glen Seligman Presentation**

Glen Seligman presented the overall site plans to the most current draft plans to the RVR Ranch House facility. Glen mentioned that there are many significant differences between the current plans and changes to the entire concept from previous versions of the plans.

Ali Royer asked if the mail Pavilion would be closed or open air and was curious about snow removal. Glen stated that the pavilion is proposed open air and that snow melt would help with mitigating the snow. Glen also noted that consult with local

authorities would need to happen to determine mail room size and box counts. Glen shared the proposed plan for the interior of the Ranch House facility. First Glen went through the lower section on the Ranch House. John Lund, Committee Chair asked about the multipurpose space, specifically what the capacity would be for a large community event. Glen replied that the space would accommodate about 150 people and depending on the set up of the event you could get up to 170 in the area.

Glen moved on to the upstairs section of the Ranch House sharing a new configuration to the floorplan with group fitness, expanded stretching, cardio, weight room, and a dedicated spin class area.

John noted that the new expanded upstairs area gives a lot of flexibility to layout the area to fit the community's desires.

Glen shared the final slide of the presentation that detailed the layout of the new pool deck/patio area. He also reviewed new locations for the pro's office, pickleball tennis shop & lounge, outdoor family restrooms, outdoor showers and outdoor cubbies.

John Lund invited committee members to share any questions, thoughts, or comments on the presentation. James Maguire, RVR controller asked about the elimination of the board room in the upstairs area. Glen and John mentioned that meetings can be held in the multipurpose room or the new flex room near the admin. offices. Bill Brown asked how many tennis courts total were on the proposed plan. Glen answered that there are currently four tennis courts on the plan with room to add more if needed. John stated that there is one less court on the proposed plan than there are currently, but the tennis facility has been very much improved, and restrooms have even been added. Glen also mentioned acoustical netting could be added to surround the pickleball courts to reduce noise pollution.

#### **IV. Costs**

Glen shared that the plan has settled in at the \$7 million range. Glen shared the spread sheet that McMahan uses to create the total cost of the project. Costs are subject to change and verification by the General Contractor and through changes in the design and development of further detail. Glen stated that the committee together with McMahan group has made a lot of progress on the plan compared to where they started.

John lund suggested to the committee that they should come up with funding proposals that could be presented to the community. John also asked how options for funding could be asked in the next community survey. Glen answered that it is incumbent on us to ask those types of questions especially asking the community on ways they would like to pay.

**V. Move Plan to Executive Board**

John asked the committee whether they believed that this was the plan that should be advanced to the board. Carl Hostetter stated that he believes the plan proposed today meets all the components that the committee has talked about and thought the committee should move forward on the current plan. Bill Brown stated that he was comfortable to vote on the proposed current plan.

**Motion:** Carl Hostetter and Cari Shurman motioned and seconded to move the current proposed plan to the Executive Board. The motion passed.

There was discussion surrounding what information would be included in the board packet that is shared with the community. Glen will check in with Frank Vain to confirm what the best way to present this information to the community would be. John also asked if the McMahon group would be available to present at a board meeting on Sept. 28. Glen asked to check in with Frank Vain to confirm his schedule.

John asked if there were any more comments or questions from the room. James Maguire noted that along with increased operational costs, the new facility would also have increased sales revenue and more income opportunity.

**VI. Adjourn**

The meeting adjourned at 2:52p.m.