



RIVER VALLEY RANCH

RVR Long Range Planning Committee

Monthly Meeting

Tuesday, Nov. 8 – 1 pm

Ranch House Conference Room and Via Zoom

RVR Committee Members:

John Lund, Chair	John Speiss (<i>absent</i>)
Brian Leasure	Kevin O'Keefe
Cari Shurman	Charlie Lozner (<i>via Zoom</i>)
Carl Hostetter	William Brown (<i>absent</i>)
Michael Banbury (<i>via Zoom</i>)	

Homeowner Attendees:

Jeff Krentz (*in person*)
Peggy Corcillo (*via zoom*)
Jocelyn Durrance (*via zoom*)
Robyn Boyer (*via zoom*)
Sara Gilbertson (*via zoom*)
Robin Boyar (*via zoom*)

RVR Staff Attendees:

Ashley Lynch
Ali Royer
Jessica Hennessy

I. Welcome

Committee Chair, John Lund welcomed everyone to the meeting. The meeting commenced at 1 p.m.

II. Public Comment

- Homeowner, Jeff Krentz, commented that he is delighted to be in RVR as a new homeowner. Jeff also thanked RVR staff for all their hard work.

- There was no other public comment.

III. Committee Discussion to Prioritize Options as discussed at the October Meeting

- John Lund went through survey results from the Long Range Planning Committee Opinion Survey. This survey was sent out to LRP committee members to help them prioritize elements of a new proposed plan.
- **Question 1:** Do you feel that we should eliminate the new buildings and outdoor bar from McMahan's previous proposal, focusing on an expansion/renovation of the current Ranch House?
 - The committee discussed their responses, the majority of the group selected "yes".
- **Question 2:** Do you believe that we should retain the 5 tennis courts that currently exist?
 - The committee discussed their responses, the majority of the group selected "yes".
- **Question 3:** Do you think that we should add pickleball courts?
 - The committee discussed their responses, the majority of the group selected "yes".
- **Question 4:** Which option below do you feel is the most favorable? (outside mail pavilion or new mail facility as part of Ranch House)
 - The committee discussed their responses, the majority of the group selected "a new facility as part of the Ranch House."
- **Question 5:** Do you believe we should add another fitness room on second floor of the Ranch House as previously planned?
 - The committee discussed; the committee was split down the middle on this question. Some members commented that they wanted to make sure meeting space was preserved in the facility. Others commented on the cost.
- **Question 6:** to the best of your ability, please rank the following in order of importance. (retain 5 tennis courts, retain the main entrance to the Ranch House where it is, Add a splash pad for children)
- **Question 7:** The last question asked LRP members to Rank in order of importance various new features for the Ranch House. The highest ranked item was to retain the main entrance to the Ranch House where it is. The item that received the least amount off votes for priority was to retain the expansion on the second floor of the Ranch House as previously planned, which would convert the existing board room to an exercise space and add another room on the roofline outside of the board room.
 - The group discussed questions 6 and 7 and compared the high priority items with the savings that could potentially be received on McMahons OPC with these adjustments. There was a conversation about

placement of the mail room, the renovation of the tennis shed, keeping all 5 clay tennis courts and adult spa location. Committee Member, Cari Shurman, commented that the addition of Pickle Ball courts could affect the surrounding homes. Kevin O’Keefe expressed that he believed that pickle ball would have a positive impact on the community. John Lund noted the placement of the proposed pickle ball courts was the best location.

- There was also a conversation whether a family locker room/restroom would benefit the community. The conversation was favorable to adding a family locker room/restroom.
- Kevin O’Keefe brought up that he thought there were still a lot of bottle necks with Ranch House square footage to accommodate all the needs and wants of the plan.
- The Committee had a conversation about cost of the plan and how to engage the community about the cost.

IV. Committee Discussion of Options for More Engagement with the Community

- John Lund commented that he has been in communication with Robin Boyar, an RVR homeowner who specializes in market research and strategy to solve business objectives, about gaining community input around the Long Range Plan. Robin offered to assist the committee with creating a new survey (pro bono), she also gave the following recommendations:
 - Deescalate the current situation (members feeling they are not being heard.)
 - Make surveying a part of routine operations
 - Triangulating the research with other data needs.
- Robin Boyar spoke and commented that she is happy to help the committee. She noted that the one thing she always tells her clients is that research is just input. There are wants and needs and the goal is to take the feedback and balance it. What do we want, and what do we need? We should look at all the data and sentiment and come to a decision based on all information as to what to do for the community. Robin also emphasized that the best approach would be to make a survey an annual or biannual event. Committee member Charlie Lozner and John Lund commented that the survey should come from the RVRMA board of directors and Robin agreed.

V. Committee Discussion of Next Steps from Here

- There was a conversation about what steps the committee should take next. John stated that he would create a write up that will go out to the community, give details to McMahan of what transpired at the November LRP meeting and the group would meet again on **Tuesday, Dec. 6** from **1 – 3 p.m.**

The group also agreed that a survey would go out with Robin's guidance early next year.

VI. New Business

- There was no new business.

VII. Adjourn

- The meeting adjourned at **3:08 p.m.**