



RIVER VALLEY RANCH

RVR Long Range Planning Committee

Monthly Meeting

Wednesday, October 19, 2022 – 1 p.m.

Ranch House Conference
Room and Via Zoom

RVR Committee Members

John Lund

Cari Shuman

Michael Banbury

Kevin O'Keefe

Carl Hostetter

John Spiess (*via zoom*)

Bill Brown (*via zoom*)

Charlie Lozner (*absent*)

Homeowner Attendees

Via Zoom:

Doug and Nina Factor

Danielle Trudell

Richard King

Bill Brown

Sara Gilbertson

Robin Boyer

In Person:

Steve Laverty

Richard Sills

Stanley Kleban

Peggy Corcillo

Sean Kerry

Katie Karow

RVR Staff

Ashley Lynch

Ali Royer

Jessica Hennessy

I. **Welcome**

Committee Chair, John Lund called the meeting to order at 1 p.m.

John welcomed all attendees to the meeting. John commented that in his experience trying cases to juries for many years, he always advised jurors to keep an open mind and that it isn't until the end that they would hear and know everything. John emphasized that Long Range planning is a process and that we need to trust the process. John continued to say that the McMahon consulting group advised that RVRMA complete certain phases of the process before the community was involved. However, the RVR community does things out in the open with input from the community. John ended by asking everyone to let the process play out.

II. **Public Comment**

- Richard Sills (*in person*) Richard commented that he was concerned that there was only one option being presented and what the cost associated with the plan would be.
- Steve Laverty (*in person*) Steve commented that he sent an email to the committee prior to the meeting. The email highlighted his thoughts that long range planning process should take into account the "totality" of an organization's obligation, survey results, Ranch House improvements and applauded the effort to engage in planning but process could be too narrow.
- Sean Keery (*in Person*) Sean commented that he was in attendance because his neighbors couldn't make it.
- Stan Kleban (*in person*) Stan Kleban commented that he has been in RVR longer than anyone and expressed his displeasure with the items McMahon is proposing.
- Robin Boyar (*via zoom*) Robin commented that she is a market researcher by trade and that she is concerned that that survey did not reflect the needs and wants of the community, had limited feedback and how she fears the committee is making hypothesis on false data.
- Sara Gilbertson (*via zoom*) Sara thanked the committee for all their hard work. Sara commented that she would like more structural and professional data. Sara believes the process can be improved. She also noted that the committee voted to send the plan to the board and was then reversed.

John Lund addressed the room and stated that the second phase of the plan will involve a professional survey to the community. John continued by stating the process according to McMahon is structured where the current phase of the plan would have been done without the public eye. Only after the committee had got to the point where there was a plan with a number, with the best plan and cost, would the feedback process have started. The phase that contains the feedback process is still forthcoming. John noted that after the last meeting was held the choice was made to hold off from taking the plan forward to the board until after the first of the year. John continued to say that the homeowners sitting on the

committee built the survey and they didn't spend \$25000 on it. Mike stated that an initial survey was completed in 2020 but the committee found that the feedback they received was very broad and that the committee agreed to focus more on the Ranch House structure and facilities because it was more manageable. That's not to say that everything else is to be ignored. John emphasized that the process is not finished, and that the committee is committed to getting to a proposal that they believe they can stand behind and what they perceive will meet needs. The plan will then go to the board for their review and then the community will vote on it.

III. Committee Discussion of Latest Opinion of Probable Cost and Possible Ways to Pare Back the Plan Accordingly

There was discussion around construction costs in the valley being extremely high. Estimated costs from local contractors reviewed what was being proposed and added 30 to 40 percent to the proposed numbers. The committee all agreed that the current plan would be unworkable with those numbers.

Each committee member gave their individual feedback on the proposed plan.

IV. Committee Discussion of Feedback Coming from Community Members

John Spiess commented that the group should be very conscious of the cost and how it will impact the community. He added that RVR is a diverse community with different income price points to consider.

Bill Brown commented that the committee should focus on the communities' priorities.

Kevin O'Keefe commented that the survey indicated 25% of people stated that they would be favorable to pickleball courts, and he believes those are significant numbers to consider and not dismiss.

Michael Banbury stated that it's important to highlight that all the changes on the plan are to refresh existing facilities and that the only addition is to add pickle ball courts. Michael continued to say that he believes the RVR tennis program is great and that we should make efforts to support that. Many tennis players in the community have been vocal about the current proposed plan. John Lund added that for the record, it has never been discussed that the plan was to alter the tennis program at all.

V. Committee Discussion of Next Steps from Here and Timing for Moving Any Proposal Forward

RVR General Manager, Ashley Lynch, presented a bullet point document that

highlighted a plan that retains all tennis courts, adds pickleball and expands the current Ranch House facility while eliminating the separate buildings, and outdoor bar previously planned in proximity to the tennis courts.

The committee discussed their support of reworking the plan to be much more limited in scope, focus on the most pressing needs and seek ways to get a worthwhile update of the facilities being as cost effective as possible. This will require at least one more revision of the plan by McMahon. The committee agreed that they will not ask McMahon for an updated plan until after the committee's November meeting. The committee plans to work through prioritization of different elements of the plan with cost estimates attached to them.

There will not be a plan ready for board consideration until after the first of year.

VI. New Business

No new business was raised.

VII. Adjourn

The meeting adjourned at 2:24 p.m.