



RIVER VALLEY RANCH

RVR Long Range Planning Committee

Meeting Minutes

Tuesday, Jan. 10 – 1 p.m.

RVR Committee Members

John Lund, Chair (*via zoom*)

Brian Leasure (*absent*)

John Speiss (*absent*)

Cari Shurman Kevin O’Keefe (*via Zoom*)

Carl Hostetter Charlie Lozner (*via Zoom*)

Michael Banbury William Brown (*via zoom*)

Homeowner Attendees:

Jeff Krentz

Bob Hubble

Jocelyn Durrance

Sarah Gilbertson

Steve Laverty

Lani Kitching (*via Zoom*)

Jeff Davlyn (*via Zoom*)

Staff:

Ashley Lynch

James Maguire

Ali Royer

Jessica Hennessy

I. Welcome

Committee Member, Michael Banbury called the meeting to order at 1:01 p.m.

II. Public Comment

There was no public comment.

III. Brief Report on New Owner Listening Session

John Lund, Committee Chair, presented a brief verbal report on the New Homeowner

Listening Session that took place on December 28, 2022. John noted that the new owner session was led by RVR resident, Robin Boyar, who is a Market Research professional. This listening session focused on inviting new RVR property owners who had purchased property in RVR within the past 6 months. John commented that Robin asked questions like, “Why did you choose RVR to call home” and “What drew you to the community?” Feedback from new owners was consistent and in alignment with the values the committee has been focusing on in the past year or two. John also commented that Robin is working on a more thorough report from the listening session.

IV. Committee Discussion of Latest McMahon Proposal

Michael introduced the latest proposal from McMahon. The proposal was shared on the meeting room screen for the room to view. Michael also noted that Committee member, John Spiess, would be absent for the meeting but submitted notes on the current proposal prior to the meeting.

There was discussion surrounding the new proposed plunge pools. Some members of the committee were concerned about the location being too far from the locker rooms. It was also noted that water could be tracked through the Ranch House as people walk towards locker rooms. The location may not be favorable during the winter months. John Lund commented that there was interest expressed by the community requesting an adult area and these plunge pools would help accomplish that. Committee member, Cari Shurman, mentioned that the hot tub area can sometimes get full of families and thought an adult pool would be a good option. RVR employee, Ali Royer, commented that we will need to look into legislation to see what the specifics are for HOA pool use and age restrictions.

There was also discussion from members stating that they are not comfortable with the current cost that McMahon has currently proposed. John Lund and others commented that the upstairs fitness area can be put on the back burner. John also noted that it could be that McMahon may be quoting costs on the higher end and the committee should consult a local contractor for their input.

Committee member, Carl Hostetter, commented that he believes the mail pavilion was a priority for the renovation. It was mentioned that the US Postal Service had reached out to the HOA and expressed that our mail room is inadequate and difficult for the USPS to properly service the community. There was discussion as to whether a new mail pavilion should be opened or closed. A closed mail pavilion would cost more but the community would appreciate a closed mailroom. Cari Shurman commented that a homeowner relayed to her that an open-air mail pavilion would not be favorable because packages could be sitting out overnight in 10-degree weather.

Committee Member, Charlie Lozner, commented that he feels that the current

proposal price tag would not pass a community vote. Charlie also proposed two options should be available for RVR Homeowners when the time comes to vote. It was commented that the committee should seek advice from McMahan on that option.

There was discussion about giving McMahan a cap on cost of the plan and what that cap would be, \$2.5 million, \$3.5 million, or \$5 million? The Committee then went through McMahons OPC to see what the priority items are.

V. **Committee Discussion of Next Steps**

There was conversation that focused on narrowing down a list to send to McMahan that was more scaled down. The list would include what the committee thought were top priorities for the renovation: mail room, juice bar/great room, locker rooms, new restrooms, family locker room with bridge across the lap pool, converting old mail room to office space. Upgrading hot tubs could be a potential add on. Pickle ball and renovating the upstairs gym and conference room area were discussed to be lower priorities on the list. There was also discussion to give a maximum cost per household. The committee noted that the list would be shared with McMahan.

VI. **New Business**

There was no new business.

VII. **Adjourn**

The meeting adjourned at 2:19 p.m.