



RIVER VALLEY RANCH

RVR Long Range Planning Committee
Monthly Meeting Minutes - **DRAFT**
Tuesday, Feb. 14 – 1 p.m.

RVR Committee Members:

John Lund, Chair

Brian Leasure (*absent*) John Speiss (*via Zoom*)

Cari Shurman Kevin O’Keefe

Carl Hostetter Charlie Lozner (*via Zoom*)

Michael Banbury William Brown (*via Zoom*)

Homeowner Attendees:

Stan Kleban

Sara Gilbertson

Nina Factor (*via Zoom*)

Doug Factor (*via Zoom*)

I. Welcome

Committee Chair, John Lund called the meeting to order at 1:00 p.m.

II. Public Comment

Sarah Gilbertson commented that her feelings on Long Range Planning remain the same and that she believes there was not enough professional market research done. She concluded by stating she would save her full comments for another format.

Doug Factor commented that short term repairs for the pool deck should be considered, and pool furniture should also be upgraded.

III. Update on Survey

John and Mike Indicated that they have been working with Robin Boyar, RVR homeowner and market research professional, for about a month or so now on an upcoming survey, at the request of the board. It was noted that the survey would provide important information for the Board and the various committees.

IV. Review of McMahon Proposal 20 min.

John Lund, Committee Chair introduced Glen Seligman from the McMahon Group. Glen joined the meeting via Zoom. Glen presented new drawings of the proposed Ranch House Improvement Plans. The first-floor renovation was the focus and no improvements to the second floor of the Ranch House were presented.

The new proposed plan featured expanded and refurbished office space for the administrative offices.

A covered indoor/outdoor bar was shown. The office space that currently house RVR's accounting staff was shown to be converted to family changing rooms, pool cubbies were added and a small bridge over the lap pool was also featured. Glen commented that the existing Ranch House locker rooms are shown to be refurbished in this proposal.

New restrooms, a vestibule and a storage prep area were created where the current "snack shack" is located. It was noted that the added restrooms in this location would benefit tennis members because of the close proximity to the courts.

The front desk/reception area was shifted to be located where the entry restroom is now.

There was discussion by committee members about whether or not the new mailroom should be enclosed or not. It was commented that a mailroom that was not enclosed would be much cheaper, but community members may not appreciate the downfalls that would accompany it. There was strong support by the committee to enclose the new mailroom.

The committee discussed if pickleball should be added to the proposed plans. The committee was favorable in adding pickleball courts to the plan and noted that it could easily be taken off the plan if needed/wanted. Glen reminded the committee that the maintenance facility would need to be relocated to accommodate the pickle ball courts.

V. Discussion of Next Steps

Glen indicated that a revised plan would be sent to the committee in the next few days. McMahon would also connect with local contractors first draft artist renderings of some of the key improvement items such as the outdoor bar and mailroom would be shared at an upcoming meeting. It was noted that the next

Long Range Planning meeting would be held on Tuesday, March 14.

VI. New Business

There was no new business.

VII. Adjourn

Carl Hostetter and John Lund Motioned and seconded to adjourn the meeting.
The meeting adjourned at 2:27 p.m.

DRAFT