



RIVER VALLEY RANCH

RVR Long Range Planning Committee
Monthly Meeting Minutes
Tuesday, March. 14 – 1 p.m.

RVR Committee Members:

John Lund, Chair

Brian Leasure (*absent*)

Cari Shurman (*absent*)

Carl Hostetter

Michael Banbury

John Speiss (*via Zoom*)

Kevin O’Keefe (*absent*)

Charlie Lozner (*via Zoom*)

William Brown (*absent*)

Homeowner Attendees:

Stan Kleban

Sara Gilbertson

Megan Cook

Jeff Krentz

David Thickman (*via Zoom*)

I. Welcome

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

II. Public Comment

Homeowner Stan Kleban presented a drawing of the Ranch House with an expanded mail room and expanded office space.

III. Update on Board Survey

Ashley Lynch, RVR General Manager, commented that the survey has received 238 responses so far. He noted that a View from the Board reminder about the survey was sent out earlier in the day and that should help generate more responses.

IV. Review of McMahon Proposal 20 min.

Frank Vain, president of the McMahon Group, commented that it looked like the Committee was getting closer to a plan. He noted that there have been several iterations of the plan and various adjustments over time. Frank noted that McMahon will give the community a vehicle to provide feedback and went on to say that by May we could be socializing the plan with the community and by June have some real feedback and reactions to that. It was noted that the plan is a concept and will be supported by expectations around cost and financial answers and the important steps to that will be to get it out to the community.

John asked if socializing the plan will allow for the community to ask questions and give their input. Frank indicated that the first thing that will happen is to share a Power Point with plans, renderings, an expected financial model and the rationale of how we got here. The Power Point will be presented at a series of homeowner meetings with a presentation and a Q & A section. Frank added that after those meetings, pamphlets with a survey questionnaire and information will be sent out. The community will have an opportunity to ask questions and give their input.

Glen Seligman, Director of Architecture for the Mac Mahon Group, shared an updated site plan of the Ranch House titled "Improvement Plan for River Valley Ranch."

The plan showed 4 new pickleball courts, a renovated tennis center, pickleball viewing area and a relocated maintenance yard and maintenance parking.

Glen went on to highlight a covered indoor/outdoor bar area, new restrooms located behind the fireplace area of the great room, refurbished administrative offices, a new mail room, family changing rooms, outdoor showers and pool cubbies.

Glen then presented renderings of the new mail room, a new bridge located over the lap pool and the rear exterior of the Ranch House.

Glen then shared the OPC for the proposed plan. Ranch House items subtotaled \$3.2 million. The OPC also showed Ranch House items and all exterior improvements to the property would cost roughly \$4.3 million with contingency added. Glen noted that there are really two contingencies. A 15 percent contingency was added as well as an extra 10 percent cost escalation contingency. Glen commented that there is a healthy contingency for the project.

V. Discussion of Next Steps

Glen shared information on Next Steps of the Process which included the following:

1. Finalize plan direction.
2. Develop funding plan to support proposed budget.
3. Create presentation drawings and materials to include color floor & site plans, artists renderings of proposed improvements, PowerPoint & online booklet, and opinion survey questionnaire.
5. Set schedule aligned with goals

Carl Hostetter commented that it will be important to show a rendering of what the bar area will look like inside and out.

Mike Banbury agreed with Carl and noted that the renderings will help the community see the plan and better bond with it.

Charlie Lozner indicated that nice renderings will make it easier to make the ask for the community a lot easier and could help alleviate concerns people may have.

Motion: Carl Hostetter and Charlie Lozner moved and seconded that the current plan be advanced and reported to the RVRMA board of directors. The motion passed.

VI. **New Business**

There was no new business

VII. **Adjourn**

The meeting adjourned at 1:51 p.m.