

RVRMA EXECUTIVE BOARD MEETING
DRAFT- Wednesday, March 22, 2023, at 5:30 p.m.
Ranch House Conference Room and Zoom
Meeting

Executive Board of Directors

Michael Banbury, President
John Lund, Vice President
Todd Richmond, Treasurer
Ben Johnston, Secretary
Laura Hanssen, Director
RJ Spurrier, Director
Sherry Stripling, Director

Management Attendees

Ashley Lynch, General Manager
James Maguire, Controller
Jessica Hennessy, Director of Design Review &
Admin. Services
Ali Royer, Director of Programming & Community
Engagement (*Absent*)
Travis Green, Facilities & Grounds Superintendent
(*Via Zoom*)

Homeowner attendees:

Via Zoom

Patti Crockett
Diane Cavarra
Neil Baron
Paul Brown
John Krousouloudis
Todor Radmilovich
Tami Cassetty
Joel Aronoff

In-Person

Steve Laverty
Carl Hostetter
Stan Kleban

I. Call to Order- Establish Quorum

- **Board President** Michael Banbury, called the meeting to order at 5:30 p.m.

II. Approval of Minutes and the Consent Agenda

- Approval of Meeting Minutes of the RVRMA Executive Board Meeting held on Wednesday, Feb. 22, 2022.

Motion: Board Vice President, John Lund and Director-at-Large, RJ Spurrier, moved and seconded the approval of the consent agenda and meeting minutes of the RVRMA Executive Board meeting held on Wednesday, Feb. 22, 2023. The motion passed unanimously.

III. Public Comment

Stan Kleban commented that he felt there are some inadequacies in the Long Range Plan. Stan stated that he felt that a previous board member wanted to change the complexion of the HOA. Stan added that he believes that there are items that need to be replaced at the Ranch House including a large boiler and roof replacement that should take priority. Stan continued to say that he believes pickle ball courts are an unnecessary addition.

Steve Laverty commented on the long range planning process. Steve stated that his comments are not about the merits of the Long Range Planning Committee but about the process. Steve noted that he believes that the Long Range Planning Committee could be characterized as “the wants” and the reserve study could be characterized as “the needs.” Steve recommended that the board go through the expenditures that are needed out of the reserve fund, publish them, add them up, and homeowners should understand the balance left and what the projected reserve funding over the next two to four years. Steve also asked that survey results be released to the community. Steve added that he would project out the HOA dues, reserve fund dues and the special assessment that would be required for whatever we do out of the long range planning committee over the next 3 to 4 years. Then at that point we can socialize the “wants” from the long range plan.

Carl Hostetter commented that he appreciates all the hard work from the staff during the closure and the Ranch House looks great.

Sarah Gilbertson commented that she supports what the first two speakers generally said. Sarah commented that she appreciates the distinction between wants and needs. Sarah noted that she is a racquet sports fanatic and a professional sports marketing person. Sarah commented that there should be more thought put into programming of the pickle ball courts, a strategy by how they will be used and consult with the RVR Tennis Pro. Sarah added that the noise piece should be really thought through carefully.

John Krousouloudis commented that he supports the comments that the two-gentleman made earlier. John noted that you can always hire consultants that come up with great ideas but it all costs money. John commented that increases on the HOA monthly fees have been incredible over the past few years. John stated that it’s easy to spend \$3 or \$4 million dollars here and there, but we need to be very careful where we are headed as a community.

Todor Radmilovich commented that he and others in the community are awaiting response to three transparency questions that were submitted on March 10 regarding what he believes is biased STR (short term rental) survey questions included in the community survey. As a follow-up Todor wanted to share that he

has experience in designing surveys for academic research from a consulting career. Todor noted that he observed the survey suffers from three or four material biases. Two instances of informational bias, first by not sharing the new Town of Carbondale limitations in taxes and fees that severely limit short term rental growth in RVR. Todor noted that this could result in poor responses based on misconceptions that are no longer accurate in many cases. Todor also noted that he thought there were misleading terms in the survey. Todor continued to say that survey questions gave the impression that the board is saying that new town restrictions result in more than 25 percent STR homes. Todor stated that he and several other families sincerely hope and trust that the board will not use survey results as input for any decision or actions that may result in harm or damage to community members involved in STR's. Finally, Todor asked that staff include his March 10 email to be shared to the community.

IV. Committee Report

- **Long Range Planning**

John Lund began by saying that it is incorrect that the RVR tennis pro was not consulted during long range planning. He continued to say that the LRP committee also consulted with Jim Noyes, who is an RVR resident, avid pickle ball player and instrumental in the creation of the local Town of Carbondale Pickle Ball Courts. Jim shared that pickle ball players are so avid, that they would welcome more courts in the area, and it would add to the excitement. Pickle ball courts located near the Ranch House facility would add to the sense of community and there was a very strong assertion of interest from the community to add pickle ball, according to the survey, and it would be irresponsible for us to ignore that.

Sherry commented that she was pleased to see the design of the mailroom and the fact that it would be enclosed.

Laura Hanssen stated that she was nervous about the noise pickle ball would produce but understands why it is on the plan and she supports the process moving forward.

Ben Johnston, RVR Board Secretary, commented that he has been following along and noticed that the focus has been on the Ranch House, rightfully so. He then asked if there was consideration with other improvements in the RVR neighborhood? John commented that there are other spaces and other issues that encompass RVR. However, the intention was to give a list of key items that came up through the process.

V. Month End Financial Review – James Maguire

James Maguire, RVRMA Controller, shared a Financial Presentation which featured February's performance, year-to-date budget versus actual and the reserve fund.

February's high-level view of budget vs actual showed income and cost of goods sold were spot on and expenses were under budget by \$3,740 which is less than a 2% variance.

Year-to-date reflects a similar picture for February. Income and cost of goods sold were spot on and expenses were \$7,786 under budget, again less than a 2% variance. We are running at an \$8,300 net surplus for the year so far.

James shared a graphical representation of January and February expenses plus COG's. Both months showed actual costs were contained within budget.

James drilled down on the year-to-date income (sorted by variance). Investment income is still soaring over the budgeted amount because of our increased investment and interest rates. Membership is also up. These include ADU and Thompson Corner memberships. On the flip side, DRC income is still struggling. So far, we've only brought in \$12,000. For comparison, last year at this time, we brought in \$28,000 in DRC income. We are less than half of last year's income on this line. Fitness is down slightly because fitness fees were not charged in January.

James continued with year-to-date expenses in order of variance of under and over budget. Grounds was under budget by \$9,000 mostly due to timing. For instance, last year at this time we spent close to \$8,000 on pool repairs but this year we've only spent \$5,000. The same is true for equipment repair and tennis court maintenance.

Personnel costs are under budget by \$4,700 which is only a 2% variance of the \$213,000 budget to date. DRC expenses are down because the DRC income is down. Events are down just slightly mostly due to timing.

Looking from the bottom up, reserve account expenses are surplus of investment income being moved to the reserve account on the balance sheet. Only irrigation and legal fees are slightly over budget. We are \$7,787 below budget for expenses for the year.

James ended by sharing a snapshot of the reserve fund. The beginning balance was \$2.058 million, and we brought in close to \$45,000. We spent \$13,000 on new security cameras and \$13,000 on a new tennis court roller. Ending balance in the reserve account for February 28 was \$2.077 million.

VI. Management Update

- **General Manager Report- Ashley Lynch**

Ashley commented that the Crystal River Restoration project is moving forward and that staging of equipment was his biggest question on the matter. Ashley commented that a handicap ramp will be a major project and will be located near RVR homes near Crystal Bridge.

Ashley added that the staff is looking at a software program called Pay HOA as a new tool. He commented that its intended use, in the short run, is for storage of information. The intention was to look for simplicity in the platform. He added that it has the capability for a payment platform for owners, but we would not use that feature, at least right away.

- **Programming & Community Engagement Report- Ali Royer**
- **DRC Report- Jessica Hennessy**
- **Finance Report- James Maguire**
- **Outside Service Report- Travis Green**

VII. Old Business

- **Release of LRP Concept for Community Feedback**

Mike commented that the long range planning concept drawings shared in the packet are the most recent iteration of where we are for a proposed plan. John added that the question is not whether we hire a contractor and start building from the drawings but whether or not we tell the McMahon group that this is the plan that should be circulated to the community for global conversation and get a sense of what the community really wants.

Laura thanked John, Michael Banbury and the committee for all their hard work and noted that they must have gone back to the drawing board many times to get to where they are on the plan currently. The level of effort and amount of time they volunteered is astronomical.

John commented that the driver has always been to make the facility enhance the community. John added that the whole “needs and wants” thing is real but that it may not be as black and white as people make it out to be. There are things that need to be done to this building to make it work for another 25 years and the committee has tried to structure around that and hopefully we will not do this again in 5 years.

It was asked if the pool would be heated year-round. Ashley commented that the cost for that would be astronomical from a gas price perspective.

It was commented that there is a good concept around the new bar layout with an increase in the food offerings. The new bar would present more of a social hub and connection to the community.

Laura stated that she wanted to be clear about what the board is doing tonight. She added that there is a misconception floating around in the community that if the board votes on something tonight, we are saying that we approve this and we are forcing it on the community. However, what is really happening is the board is process driven and ready to present this to the community for discussion. John replied that Laura's comments are completely accurate. John used the example of pickle ball on the plan and emphasized that pickle ball is only an option in this to be thought about and looked at for consideration and input.

RJ commented that what the board is facing tonight, is that they are ready to share with homeowners and gather feedback. We are not far enough along to allow our homeowners an organized opportunity to be presented this in detail, in a thoughtful and clear way and to gather their feedback.

Todd commented that he strongly believes that the board is obligated to think long term. The main purpose of the board is to think long term and maintain the value of the community. He added that it would be good to get the plan in front of the community.

Ben added that he sees this as just another step in the process.

RJ stated that he appreciates Steve's comments about wants and needs.

Motion: Mike Banbury and RJ motioned and seconded to allow the Long Range Planning Committee to work with McMahon to share the plan to the community. The motion passed unanimously.

VIII. New Business

- **769 Perry Ridge DRC Appeal**

Mike Banbury announced that there was an appeal hearing for a home in the Design Review Process on Perry Ridge the previous evening. Mike commented that both the DRC and Owners had a chance to comment, and

the board listened. Ultimately, the board voted to uphold the DRC's decision regarding structural elements staying within the building envelope.

It was commented that section 4.11 in the guidelines could be amended to have more clear language. It was also noted that the issues with section 4.11 in the guidelines did not impact the decision of the hearing.

Ashley added that the DRC has been tasked to review the guidelines for an upcoming amended and restated Design Guidelines document.

- **Board Survey Update**
(Note: this topic was slated to be discussed as the final topic of discussion but was shared during the GM report.)

Ashley stated that there have been 314 responses for the community survey so far and that the survey will close on March 31.

Ashley also reviewed some highlights of the survey including a Quality-of-Life rating of 8.1 overall. Ashley also shared that 41 percent of homeowners said they were very unwilling to “an additional HOA assessment” to update the Ranch House, 12.5 percent said they were somewhat unwilling, and 17 percent said they were very willing. As far as the STR issue, 48.7 percent said they would like to have no STR's in RVR. It was noted that Robin Boyar would help collate the information and organize the data in a fashion that is easy to share and digest.

IX. Adjourn

Motion: Mike and RJ moved and seconded to adjourn the meeting. The meeting adjourned at 6:51 p.m.