

RVRMA EXECUTIVE BOARD MEETING
Wednesday, May 24, 2023 at 5:30 p.m.
Ranch House Conference Room and Zoom
Meeting Minutes

Executive Board of Directors

Michael Banbury, President
John Lund, Vice President
Todd Richmond, Treasurer
Ben Johnston, Secretary
(*absent*)
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
Travis Green, Facilities & Grounds Superintendent

I. Call to Order- Establish Quorum

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

II. Approval of Minutes and the Consent Agenda

- **Motion:** Sherry Stripling and Laura Hanssen moved and seconded the approval of the meeting minutes of the RVRMA Executive Board meeting held on Wednesday, April 26, 2023. The motion passed unanimously.

III. Public Comment

- Camille Schuman commented on the recent survey that was released by the board. Camille questioned why any further action is being pursued by the board regarding Short Term Rentals (STR's). Camille also stated that she believes there is an ethical obligation to support choices and desires of property owners on the matter of STR's.
- Diane Cavarra reiterated that she was displeased with the presence of STR's in the community. There are two STR's near her home that Diane says are not the primary residence of those owners. Diane continued to say that RVR owners purchased homes in the community under the assumption that RVR is a single-family community. Diane implored the board to think about the issue as if they were living next to an STR and noted that It is very disconcerting to deal with it on a daily basis.
- David Weinstein commented on 2023 tax reappraisals. David noted that the county increased valuation of his lot property by a large amount and asked

that the Board advocate for all homeowners on the matter. David stated that he believes these increases will impact everyone in the community.

- Abby Radmilovich commented that she is concerned about the endless nature of the STR conversation and added that there have been many iterations of ideas and discussions. Abby commented that any decisions from the board should be made based on data.
- Mary Catherine commented that she has lived in RVR for 17 years. Mary noted that she is grateful that there are no STR's near her home. She added that she hopes that whatever decision is made should be in the "moderate zone" and that the space between the houses should be considered.
- Todor Radmilovich commented that he wanted to touch on the April decision from the board regarding releasing another survey. Todor commented that the new proposed survey could be subjective and hard to validate, and the data collected could suffer from biases. Todor added that he thinks the new survey could produce interesting insights for small circle discussions, but Todor doesn't think it would be representative of the community. Todor commented that the data collected may suffer from other biases such as folks who have tendency to over complain, exaggerate or make things up. Todor urged the board to reconsider the plan. He ended by saying the majority of issues and complaints can be resolved if neighbors talked to each other first.

IV. Committee Report

- **Long Range Planning**

John Lund, board Vice president and Long-Range Planning Committee Chair, commented that the LRP Committee met and discussed several aspects and options for funding the Long Range Plan to the community. John noted that factoring in the reserve study will be important. It was stated that there is a \$400,000 item in the reserve study for the overhaul of windows at the Ranch House and if that type of overhaul takes place, it is the right time to do some of the things that may be involved to making the Ranch House work for the next 25 years. It was commented that that after the annual meeting the committee will be ready to begin the McMahon community meetings and McMahon survey, which should unfold in August and September. John ended by saying that long Range Planning meeting notes can be found in the board packet and posted to the website for more information on what was discussed at the Long Range Planning meeting.

V. Month End Financial Review – James Maguire

James shared a financial presentation with a look at April's performance, year to date budget versus actual and the reserve account. The total operating income for April was over budget by \$6,289. The cost of goods sold was over budget by \$2,527 and expenses were under budget by \$17,155. The bottom-line net operating surplus for April was \$20, 917. The reserves and assessments were only \$3 under budget and interest income was over budget by \$6,586. The net amount moved to reserves in April was \$6,583 more than expected.

Income is slightly under budget by \$9,792 cost of goods sold are over budget by \$2,282 and expenses are under budget by \$41,127.

The year-to-date net operating surplus is \$29,053. For reserves, interest income is soaring over budget by \$19,196 due to our increased investing activity and high interest rates.

James then drilled down on operating income, he sorted these by amount over or under budget. James said that membership is up mostly due to Thompson Corner and ADU memberships as well as guest fees.

DRC income is still lagging behind for year to date. However, DRC income for April exceeded the budget so it may catch up as the year goes on.

Tennis income has also caught up after a sluggish start due to the weather. It's only \$2,640 short out of budgeted \$55,000.

Fitness income is slightly under due to a delayed start in collecting fees for the fitness classes.

James also shared operating expenses for year to date in order of over and under budget. Grounds is the most under budget by \$27,000 or 30% of its budget. The majority of savings in Grounds is coming from tree maintenance which is \$13,000 under budget.

James then went back to the expenses; personnel costs are right on target at only \$10,000 under out of a budgeted \$439,000. Community expenses are under \$5,642 but that will catch up over the summer. DRC expenses are down because the income is down. Utilities are doing great, unlike last year and Irrigation is spot on. Finance is slightly over budget due to our tax bill this year which was about \$2,000. Ranch House expense are also slight over budget mainly due to painting the locker rooms and administrative expenses are over budget by \$5,000 almost exclusively due to legal fees.

As of April 1 we had a \$2,113,000 in the reserve balance. April assessments were

\$38,780 and interest income were \$8,586 for a total increase of \$47,366. April spending included replacing the ice machine for \$7,800 a deposit on the reserve study for \$2,850 and long-term planning consulting for \$4,500, for a total spend of \$15,173 in April. Ending reserve balance on April 30 was at \$2,145,222.

VI. Management Update

- **General Manager Report- Ashley Lynch**

Ashley commented that we now have a draft reserve study adding that it is an association document and as soon as it is done it will be posted and shared with the community. The study shows that we are 56.3 percent funded which is down from the previous study of 64.9 percent. This is due to a number of elements including inflation and mostly due to the pool deck which is due for full replacement.

Laura Hanssen asked how golf course shared items impacted the study. It was answered that it did have an impact but not as much as the pool deck. Lake liners were also discussed that were an item we will keep an eye on.

RJ asked if the pool deck would need a complete overhaul or if patches could be targeted for improvement. Ashley commented that the association reserves largely looked to management on that item in the past. However, patches that have been done are not holding up. It is also very difficult to find a vendor to work on the pool deck because the material installed is arguably not the right material to be selected to begin with and it is beyond its useful life. All contractors who have been contacted have advised that it needs to be jackhammered up and replaced.

Robin Boyar has been contacted regarding a simplified survey that would go out to homeowners living near STR's in the community. An updated list of STR's in RVR was obtained from the TOC to make sure the pertinent homes are contacted. The wording of the survey has been drafted and can be released if the board approves of the verbiage.

Mike Banbury reinforced that the RVR board does not make a decision on this matter because it is a restriction of property rights, and the community must vote on it.

Board members discussed that it was never said this particular survey would result in statistically significant results because the group that it is going out to is so small. The purpose is to intentionally get qualitative information from people who are experiencing living next to an STR which

is a unique segment of the community. There was concern expressed about innuendos that the board is somehow not being objective.

Ashley added that we now have comcast cable installed at the Ranch House.

- **Programming & Community Engagement Report- Ali Royer**
Alli commented that the pool opens this weekend. She stated that there are a lot of pieces to the puzzle to get ready for the opening of this popular amenity. Ali added that since the last board meeting approval of changing the minimum age requirement in the gym, 3 kids, all 14 years old, have completed the process to utilize the gym without a parent.
- **DRC Report- Jessica Hennessy**
Jessica commented that the DRC is busy with inspections from many projects wrapping up their landscaping and other final items on New Construction projects.
- **Finance Report- James Maguire**
- **Outside Service Report- Travis Green**
Travis commented that flowers for the community will arrive on Tuesday. It was asked if a discounted group rate could be obtained for the community. Travis answered that the supplier, Alpine Garden Center, has a very limited operation and probably wouldn't be able to assist the community with that.

VII. Old Business

- **Discussion of the Most Recent Community Survey, Conducted by the Board**

- **Next Steps & Timeline Results Release**

Board President Mike Banbury introduced the discussion surrounding the board level public survey. The idea was for the board to have a formal survey at least once a year to give homeowners an opportunity to share what's on their minds.

It was commented that Robin Boyar seems to be very close to having something that can be released to the community. There is a lot of exciting information on the survey report and Robin has great skills taking the information and gaining insights from the data that many wouldn't be able to see from looking at the raw data. The idea is that Robin can host a couple of public events in early June where she can run through the power point with the community and everything that Robin has come up with will be released out to the whole community simultaneously.

Mike Banbury commented that the survey contained many interesting questions as to who RVR is as community along with a question on short term rentals.

John mentioned that he was very excited from what he saw in preliminary results of the survey, which was how satisfied homeowners are with the management team.

It was commented that the board could authorize Jeff, the HOA's attorney to draft a proposed amendment that limits short term rentals to 30 days but would make an exception for some discrete units, whether it's existing rentals or another small percentage. It was commented that something needs to be framed up and put forward whether it's something that looks like a 30 day limit or another solution.

Because of the Town's restrictions the threat of a complete takeover of STR's in the community is not that prominent.

It was also commented that administrative costs have been over due to legal fees for the HOA earlier in the year and there is concern that if the HOA sends something to the legal team to work on and draft that the board is not convinced that it will pass. Todd Richmond shared that we do not budget for legal and that is why we went over on budget. There was also a DRC case that resulted in engagement of legal services.

Sherry stated that when the time comes to put something to vote the HOA should release pros and cons on the topic to the community. It was agreed that a document like that would be a great idea.

RJ commented that he reads the survey to say 46 percent of people said they don't want STR's, and another 38 percent said they would like some additional restrictions to what we already have. So a sum total of 84 percent want more restrictions of some sort that are currently on the books and 16 percent that are ok with whatever.

The conversation ended with the notion that the board is still in a conversational phase on how to handle the problem. The community is also still in a conversational phase and perhaps that when it comes time to vote they will have more information on how they want to vote.

VIII. New Business

- **Executive Board Meeting Schedule August 2023 through July 2024**
The new Board meeting schedule was shared and can be found in the Board Packet and posted to the website. The Board meets every fourth Wednesday of the month except for November and December due to the holidays. Those meetings will be held the week prior to the holiday.
- **Call for Candidates & Election Timeline**
The upcoming Board election timeline and call for candidates was discussed. Ben Johnston, board secretary will run for reelection, Todd Richmond, board treasurer commented that he will happily continue to serve. Laura Hanssen stated that she will roll off board after 3 years of service.

The code of conduct for the Board of Directors was brought up as a reference for those who would like to run. This document can be found in the board packet and on the RVRMA website. Board member, Sherry Stripling commented that it would be nice to have gender and neighborhood diversity on the board. It was also discussed that “idea diversity” is also important.

- **Garfield County Tax Assessment**
Mike Banbury introduced the topic surrounding the recent valuations assigned from the Garfield County assessor’s office. He noted that this topic has been brought up by a few people in the community.

The Board discussed that many realtors have jumped in to help folks with the appeal process. It was also questioned if RVR was targeted on these increases. There are many factors that drives value in the neighborhood including new homes versus older homes etc as well as Sopsis Views.

The board agreed a lawyer that could advocate for the whole neighborhood on the matter may not be realistic.

RJ commented that he does not believe that the board has a direct role in legal action but can provide a forum for discussion. An item will be added to the newsletter with information and instruction on how to appeal your Notice of Value.

IX. Adjourn

Motion: Mike and John motioned and seconded to adjourn the meeting. The Meeting adjourned at 7:22 p.m.