



## **RIVER VALLEY RANCH**

RVR Long Range Planning Committee  
Monthly Meeting Minutes  
Tuesday, May 16– 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*)

### **RVRMA Staff Attendees:**

Ashley Lynch

James Maguire

Jessica Hennessy

### **Homeowner Attendees:**

Wolf Gensch

Sarah Gilbertson

Penny Ridley

Bob Hubble

Peggy Corcillo (*Via Zoom*)

Stan Kleban (*Via Zoom*)

#### **I.        Welcome**

Committee Chair, John Lund started the meeting at 1 p.m.

#### **II.       Public Comment**

- Wolf Gensch commented that there are concerned homeowners on Holland Thompson in Old Town about the addition of pickleball courts and the noise it could potentially produce. Wolf noted that there have been lawsuits on the topic in the Denver area and he would not like to see the

HOA go through a similar scenario.

- Sarah Gilbertson commented on the noise pickleball could produce.
- Penny Ridley commented that she is an avid pickleball player and a member of the Roaring Fork Pickleball Association. Penny stated that she does not see value in having pickleball in RVR. She went on to say that RVR is a tennis community in her eyes.

### **III. Update on Plans for McMahan Presentation to the Community**

John Lund commented that the RVRMA Board of Directors reviewed the McMahan proposal along with the OPC at April's Executive Board meeting. The board decided to give the go ahead for McMahan to present the plan and socialize to the community.

It was noted that many of the topics that have been brought up in public comment during Long Range Planning (LRP) meetings will be vetted out in the process that McMahan goes through. This would include pickle ball noise, and what the pickle ball expense will be and interest from the community. All these items will go through the McMahan process.

The board was clear to emphasize that they are not supporting all aspects of the plan when moving the plan forward but agreed to push the plan to McMahan so that the process continues and the community can see it.

### **IV. Committee Discussion of Options for Funding to Present to the Community**

It was discussed that community members have commented that they believe that whatever goes out to the community should be presented in context of the community's reserves. It was noted that a new reserve study is in the works and should be ready any day now. The previous reserve study was done in 2021. It was discovered that RVRMA was 64 percent funded during the last reserve study. It was commented that we may be as low as 58 percent in the new study. The Committee agreed that what is discovered in the reserve study will be critical to the long range plan.

Members of the committee commented that they would be pleased to have a more concrete timeline for things.

General information was shared concerning funding strategies for the Long-Range Planning Project. This included possibilities of the HOA funding through special assessment (requiring a 60% voter response-simple majority would carry

the assessment), securing a loan using future income as collateral (requiring 50% majority), securing a loan using shared assets as collateral (requiring a 67% majority). The different types of HOA loans were also brought up.

It was also brought up that options for funding could look like the following: 1) A special assessment. 2) deposit money into reserve and wait until money is in the account and 3) Borrow money with a 4-to-5-year loan.

A committee member mentioned that he has gone through a special assessment plan at another HOA that he was a part of and shared that he was given the option to pay the assessment in installments or to pay the assessment in full. He noted that many chose to pay the assessment in full.

Funding items were noted to be vetted by HOA's attorney.

#### **V. Committee Discussion of Next Steps from Here**

Members of the committee with staff support would work on language for funding options to be presented to the community.

It was commented that hopefully by the next LRP meeting on June 13, the reserve study data would be available.

The Annual Meeting would be used to share the process with the community and help them understand it. The meeting could also introduce the focus group piece of the plan to the community.

It was discussed that the recent Community Survey data will also be available by the next LRP meeting.

#### **VI. New Business**

There was no new business.

#### **VII. Adjourn**

The meeting adjourned at 2:26 p.m.