

RVRMA EXECUTIVE BOARD MEETING
Wednesday, July 26, 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
(absent)
Ben Johnston, Secretary
Laura Hanssen, Director
RJ Spurrier, Director
(absent)
Sherry Stripling, Director
Carl Hostetter *(introduced
as incoming Director)*

Management Attendees

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

Homeowner Attendees:

In Person:

Cari Schurman
John Shurman
Wolf Gensch
Sara Gilbertson
Susan Carrese

Via Zoom:

Susan Christman
William Pearson
Todor Radmilovich
Paul Brown
Abby Radmilovich
William Pearson
Joel Arnoff

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

- Sherry Stripling and Ben Johnston moved and seconded the approval of the meeting minutes of the RVRMA Executive Board meeting held on Wednesday, June 26, 2023. The motion passed unanimously.

III. Election Update

- **Announce Election Results**

Mike Banbury shared that four candidates ran for three seats on the RVRMA Executive Board. Ben Johnston, Todd Richmond and Carl Hostetter all won seats on the board. Mike also thanked Sam Hartnett for his participation and noted that many in the community commented that they enjoyed his presentation at the Meet the Candidates Forum and the Board hopes that he continues to participate in community activities. The results were very close:

- Ben Johnston - 190
- Todd Richmond – 173
- Carl Hostetter – 159
- Sam Hartnett – 144

- **Seat New Board Members**

Carl Hostetter was introduced as a new board member and Laura Hanssen was relieved of her duties on the board. Mike went on to say that Laura has admirably served on the board over the years and thanked her for her service.

- **Election of Officers**

Mike noted that the RVRMA Board seats encompass the following titles: President, Vice President, Treasure, Secretary and Director-at-Large. Mike asked the rest of the board if they expressed any interest in any of the positions he listed.

Sherry Stripling, Board Director, commented that in addition to the Board Treasurer, the board should consider forming a Finance Committee and use Carl Hostetter's great expertise in that field. It was commented that Sherry's recommendation was an excellent one and should be discussed further with Todd Richmond the Board Treasurer.

Motion: Sherry Stripling and Carl Hostetter moved and seconded to accept the same slate of officers from last year. The motion passed unanimously.

IV. Public Comment

- Abby Radmilovich commented that she is waiting for a response regarding two emails that were sent to the board. Abby went on to say that she could not find anywhere in California law or RVRMA by laws that stated the petition needed to be brought to a vote. Abby commented that this is a life impacting issue for her family that is quite serious. Abby went over the survey results for STR's in the recent questionnaire, highlighted the Town of Carbondale STR ordinance and reiterated that she hopes the board will act in a fair and unbiased manner that supports the interests of the community as required by code of conduct of California laws for board members, HOA's and its members.
- Joel Arnoff commented that he is all for having a vote eventually on whether or not the community supports further expansion of STR's. Joel continued to say that most purchased their homes under existing property rights. Joel also said that existing STR's should be grandfathered in and should be on the table as the HOA's lawyer pulls together language for the vote.
- Susan Christman commented that one can manipulate the numbers of the STR survey question however they want. Susan requested that time for voting should be longer than a month and shared that Aspen Glen executed a three-month voting period when they passed a similar STR restriction for their community.
- Todor Radmilovich said that his comments would be an extension of what Abby stated. Todor commented that apart from the STR being a financial security issue that will likely result in multiple 6 figure damages for his family, he is awaiting a response regarding two emails that he sent to the board. His family is now focused on preserving well-being of the family and are now seeking external representation to protect their rights, their finances and wellbeing of their family members. Todor commented on code of conduct, by laws and HOA laws. Todor asked that all correspondence that was shared with the board be shared with any incoming board members.
- Cari Schuman thanked the board for their unanimous positive response to a petition of over 200 RVR homeowners asking to limit STR's. Cari stated that this will be a very important vote that affects everyone in the community. Cari asked the board to give the community a longer period to vote on the matter and that she thinks Aspen Glen took 4 months and RVR should offer at least 3 months to allow everyone to participate in the vote and really study the ballot.
- Camille Schuman commented that she has attended several of the recent board meetings. Camille went on to say that a board member proposed (because of the petition) that a vote for only 30 day rentals be allowed in RVR. Camille requested that in light of the LRP survey that went out to the community, 54 percent said they would like some limited STR's in

RVR. Camille asked that whatever goes out to vote should include, to allow the 14 existing who have been grandfathered in by the Town of Carbondale for those property owners to be allowed to maintain their STR status.

- Sara Gilbertson commented that the numbers and the results that came out of the survey can all be added in different segments the way we want to make an argument and in business school they call it “Time Magazine Statistics.” Sarah went on to say that she advocates for no STR’s and that people on all sides of those fourteen units are really suffering and there are people that are emotionally damaged because of the actives and overbooking and the Town of Carbondale isn’t policing the rentals. Sarah ended by saying that it behooves us all as a community to have there be no short term rentals under 30 days.

V. **Committee Report**

- **Long Range Planning – detailed update at Annual Meeting**

John Lund, Board Vice President and Long Range Planning Committee Chair, shared that there is a proposal/plan as to what the committee is recommending for the long range plan and related expenditures. Community input sessions will take place on Wednesday Aug. 9 and Thursday, Aug. 10 with morning and afternoon sessions. The sessions will be administered by McMahan along with representatives from the board and the Long Range Planning Committee.

VI. **Month End Financial Review – detailed update at Annual Meeting**

VII. **Management Update**

- **General Manager Report- Ashley Lynch**

Ashley commented that Triangle Park parking lot sealing work will begin soon. Ashley went on to say that there is an update in his report regarding the Crystal River restoration project.

John Lund asked when a draft version of the STR draft will be available from the lawyer. Ashley replied that we should expect a draft version pretty soon and hopefully two to three weeks in advance of the next board meeting.

- **Programming & Community Engagement Report- Ali Royer**

Carl commented that Ali’s report shows very fun events and she is doing a really good job.

- **DRC Report- Jessica Hennessy**

- **Finance Report- James Maguire**

- **Outside Service Report- Travis Green**

VIII. Old Business

IX. New Business

X. Adjourn

Mike Banbury adjourned the meeting at 5:55 p.m.