



## RIVER VALLEY RANCH

### RVR Long Range Planning Committee

Monthly Meeting Minutes  
Tuesday, June. 12, 2021 – 1 pm

#### **RVR Committee Members**

John Lund, Chair  
Brian Leasure  
Carl Hostetter  
Michael Banbury  
William Brown  
John Speiss (*absent*)  
Kevin O'Keefe (*absent*)  
Charlie Lozner (*absent*)  
Cari Shurman (*absent*)

#### **Staff Attendees**

Ashley Lynch  
James Maguire  
Jessica Hennessy

#### **Homeowner Attendees** (*in person*)

Steve Damerow  
Dave Durrance

#### **I. Welcome**

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

#### **II. Public Comment**

There was no Public Comment.

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

***(The McMahan Group called in after the meeting began so this item was discussed after funding options at the meeting)***

Glen and Frank of the McMahan Group joined the meeting via Zoom call.

A slide show with images were shared by McMahan with renderings of the proposed plan.

It was discussed that “before” pictures of the bar, mail room and other areas should be added to the slide show to help convey why these areas need attention.

The order in which the slides should be shared to the community were discussed. A schedule was shared from McMahon Group for upcoming presentations by the group. It was noted that the proposed dates could change.

- Homeowner Information Meetings – August 9 - 11, 2023
- Send Digital Booklet/ Survey – August 18, 2023
- Survey Deadline – September 8, 2023
- Feedback Survey Results – October
- Refine Plan/ Develop Voting Proposal – By November 1
- Distribute voting materials and vote – By Thanksgiving

#### **IV. Committee Discussion of Options for funding to present to the community.**

Committee Member, Carl Hostetter, RVR General Manager, Ashley Lynch and RVR Controller, James Maguire shared a Capitol Reserve Financial Analysisist that highlighted three funding options for the proposed plan based on an analysis of the Capitol Reserve Funds.

The following options were shared (that could be taken for a vote to the community):

##### **Option 1: Special Assessment**

The first projection shared how HOA funds would look if the Long-Range Plan was funded through a Special Assessment. According to the analysisist, If the HOA were to introduce a special assessment in 2024 of \$6500 (per owner) the reserve would maintain a healthy balance year after year. The HOA could offer that this be paid out over three equal installments over three years or one lump sum.

McMahon’s numbers from their OPC were taken and expenses shifted to where funds would/would not be used in a certain year. The reserve study was important to this effort as it was used to fine tune and project where some of those expenses would be realistically shifted and used in certain years. For example, the reserve study calls for an expenditure of \$165,000 for a roof replacement. This was allocated to the year 2025 to be done in conjunction with the rest of the Ranch House renovation.

It was summarized that what the analysisist shows a re-budgeted reserve study using common sense to allocated projects from the study to the appropriate year and in the process it was made sure that reserves do not fall below one million dollars.

##### **Option 2: Bank Loan**

It was shared through the reserve analysisist what HOA funds would look like if money was borrowed from the bank. A 3.6 million with a 7% fixed over 15 years which would be \$50 a month increase in reserve dues per homeowner.

The comment was made that this would allow for the plan to be executed right way. However, the HOA would be paying a large amount in interest and dues would still go up as needed.

**Option 3: Wait Until We Have the Money Collected**

It was calculated that the project would go in during the year 2030 with this strategy. An increase for inflation was accounted for. An \$80 a month increase in reserve dues per homeowner would be collected monthly to make this plan work.

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

The committee discussed how McMahon will execute the schedule for socializing the plan to the community.

The question was asked if all options should be shared to the community. The committee thought that the McMahon group could help guide the committee on this and that it was thought that McMahon would likely find the loan option favorable.

It was also decided that the HOA's attorney would vet all options and how the logistics of executing these options would work including what matters would need to go for a vote to the community. How the committee gets to the funding option is important and how the community decides would be an important consideration. The committee wants strong community support for the plan and how it's funded.

**VI. New Business**

There was no new business.

**VII. Adjourn**

The meeting adjourned at 2:33 p.m.