



RIVER VALLEY RANCH

RVR Long Range Planning Committee
Monthly Meeting Agenda
Tuesday, Nov. 14, 1 p.m.
DRAFT – Meeting Minutes

RVR Committee Members:

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

Homeowner Attendees

Marc Margulies

RVR Staff Attendees

Ashley Lynch
Ali Royer
Jessica Hennessy
James Maguire

I. Welcome

Committee member, Mike Banbury, called the meeting to order at 1 p.m. A quorum established.

II. Approval of October Meeting Minutes

MOTION: Carl Hostetter and Brian Leasure moved and seconded to approve the meeting minutes from Long Range Planning Committee meeting held on Oct. 17, 2023. The motion passed.

III. Public Comment

Marc Margulies commented that he has noticed that there has been much discussion about imminent improvements, and he believes its important to

remember what the committee has accomplished which was being good stewards and looking into the future for what the association needs to be doing to respond to changing demographics and aging infrastructure. Mark went on to say he commends the committee for their great work.

John followed up to Marc's comments and noted that when the committee gets to the end of the exercise around the Ranch House, it should submit a report to the board that says, "this is where the Long Range Planning Committee is and there are a set of other things that may need to be thought about," but it may be time for other homeowners to get involved in the committee, or maybe it even needs to be rechartered with a different focus.

Michael Banbury agreed that was an important consideration in light of the fact that some committee or representative group will have to oversee the process of permitting and construction of Ranch House Improvements. We are looking at several years before we have a final product from the project. Some level of interaction either with a committee or sub-group of the Long-Range Planning Committee should be involved going forward.

Other committee members acknowledged that it could be beneficial to tap into the wealth of knowledge that is in the community. There are a number of builders in the neighborhood that could assist.

IV. Discussion of Revised Plan and Related Cost Estimates

Updated drawings of the plan were shared at the meeting. Committee members were asked to give their input on the changes.

Committee member, Carl Hostetter, noted that the key thing that was accomplished in the new iteration of the plan, is the mail room addition was eliminated. The new design shows that the current mailroom would be bumped out and new mailboxes would also be introduced. Carl went on to say that the "east wing" could be more efficient with most of the renovation situated in that area. Family changing rooms would be shifted to the east wing, the bridge was eliminated over the lap pool as it would no longer be needed, a big bay window with service slider was added, a food prep area located near the front desk, bike parking shifted to the grassy knoll space in front of the Ranch House. It was commented that this new version is a workable plan that creates efficiency throughout the Ranch House.

The committee talked about the space where the accounting office is currently located. There was a conversation as to what to call it and what it would be used for in the future. It was brought up that it could be a flex space that homeowners could use as a meeting room or possibly lap pool storage.

John commented that when the committee is ready to present this to the board and community, it should emphasize that this is the plan for enhancements and upgrades to the building together with the cost of the work. What the committee is contemplating is that the work should be done in connection with the pool deck and roof and possibly the maintenance yard. There would be some other work that will be done alongside the renovation of the Ranch House to get the overall result.

There was more conversation that there was a lot of thought about trying to reduce the cost to ensure the community supported the plan and the latest plan shows a \$1,000 decrease per homeowner.

MOTION: John lund Motioned to advance this plan to the board as a recommended plan along with the cost estimate that results in a \$5,500 assessment and seek the board's authority to take that out for a community vote. Bill Brown seconded. All committee members present voted in favor of the motion. The motion passed.

There was a suggestion that the motion should also include a timeline for execution. Specifically, when the assessment would occur. The committee agreed that this information would be helpful for homeowners. It was also noted that the assessment timeline should also be part of the committee's recommendation. It was suggested that perhaps the first half of the assessment could be collected in July 2024 and the second half due in July 2025. This way a good chunk of the assessment will be collected after the community authorizes it. The committee agreed that breaking it up would be favorable for some and owners could also pay the assessment all at once if desired.

Committee members agreed that this timeline should be part of the motion.

It was commented that the board should consider the plan at their January meeting.

There was a conversation as to whether the committee would still need McMahon at this time. The committee agreed that McMahon was a huge help throughout the process and the committee is at a point where they no longer require their consultation.

V. Committee Discussion of Next Steps

There was a question as to how the execution of the plan will be managed in detail. Members noted that there could be a working group for the construction and design oversight that could take over execution of the plan. This support

group could be added as part of the packet to the board.

It was shared that there would not be a Long-Range Planning Committee meeting held in December.

VI. New Business

There was no new business.

VII. Adjourn

The meeting adjourned at 2:09 p.m.

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