

RVRMA EXECUTIVE BOARD MEETING
Wednesday, December 13, 2023, at 5:30
p.m. Ranch House Conference Room and
Zoom Meeting

Executive Board of Directors

Michael Banbury, President (*Via Zoom*)
John Lund, Vice President
Todd Richmond, Treasurer (*absent*)
Ben Johnston, Secretary
RJ Spurrier, Director (*absent*)
Sherry Stripling, Director
Carl Hostetter, 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 (*absent*)
Travis Green, Facilities & Grounds Superintendent

Homeowner Attendees:

Via Zoom:

Cari Shurman
John Krousouloudis
Garry Wesselink
Nina Factor
Krys Greenwood

In Person:

Stan Kleban
Diane Cavarra
Sarah Gilbertson
Laura Hanssen
Hugh Sontag

I. Call to Order- Establish Quorum

Board Vice President, John Lund called the meeting to order at 5:30 p.m. A quorum was established.

II. Approval of Minutes

Board Directors, Sherry Stripling and Carl Hostetter moved and seconded the approval of Meeting Minutes of the RVRMA Executive Board Meeting held on Wednesday, Nov. 15. 2023. The motion passed.

III. Public Comment

There were no public comments.

IV. Committee Report

- **Long Range Planning**

John Lund, Chairman of the Long-Range Planning Committee, commented that the committee did not meet in the month of December. He added that a package should be ready for the January RVRMA Board of Directors meeting.

V. Month End Financial Review – James Maguire

RVR Controller, James Maguire, shared a financial presentation featuring November's performance, year -to-date budget versus actual, tennis and fitness programs as well as the reserve account.

James commented that in the month of November, income was slightly under and expenses were over by almost \$7,000 leaving us with a net deficit of close to \$9,000 for the month. This was forecasted and we also expect December to end with a net deficit.

With one month to go in 2023, we expect to end the year with somewhere around a \$25,000 surplus.

James then drilled down into the detail of the income items. Tennis, Food & Beverage, Memberships, and other income have come in over budget while Swim, Fitness and DRC income are below budget. The net bottom line for income \$22,000 over budget (within 1% of budget).

James shared that the net loss from the swim and fitness program was almost \$44,000 this year compared to \$50,000 last year.

Concerning year-to-date expenses, James commented that we are saving the most money on personnel costs and spending the most over budget on Ranch House expenses. These include plumbing, HVAC, security, cleaning supplies and updates to locker rooms. Bottom line is that total expenses are under budget by close to \$21 (less than 1% variance from the budget).

Expenses plus cogs by month for year-to-date nets out to be the same bottom line which is within a 1% of the budget.

RVRMA's total budget for 2023 is \$2,490,400. Our current operating surplus is \$29,063. We are forecasting to end the year with a \$20,000 to \$25,000 surplus (below a 1% variance).

As of November 1 we had a \$2.314 million dollar reserve balance. November assessments were \$38,780 and interest income was \$9,353 for a total increase of

\$48,133. We did not spend any reserve funds in November. The ending reserve balance on November 30 was \$2,362,527.

VI. Management Update

- **General Manager Report- Ashley Lynch**

Ashley shared that Travis' team completed the work on the parking area at the end of Cedar Creek Drive. The snowplow contract has started, and new Hydrometers were purchased which will better monitor flows.

Ben Johnston asked about the different snow accumulation triggers for the various neighborhoods. Ashley answered that the threshold is 2" for Old Town, 1 ½ inch to 3 ¼ of an inch for North Facing/South facing driveways in the Settlement.

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

Ashley Commented that the Holiday Party was a very successful celebration with full attendance.

- **DRC Report- Jessica Hennessy**

Jessica commented that notifications were sent out to builders in RVR concerning the Twenty First Amendment to ensure they were all aware of the added grading inspection. Ashley gave Jessica kudos for notifying the builders in a trackable way so that she could ensure they all opened the meeting and read the information.

Ben Johnston commented on the large number of Administrative Reviews that were processed for the year. Jessica shared that the online application for these reviews has proved to be user friendly and she is able to approve most applications the same day that they are turned in.

- **Finance Report- James Maguire**

- **Facilities & Grounds Report- Travis Green**

John Lund inquired about the comprehensive fence repair project that was shared in his board report. Travis commented that this will only happen in certain areas of the community such as homes along North Bridge in Block B. There are also lesser repairs happening along HWY 133 near Old Town. Along Thompson Corner there will be about 15 posts changed out.

Carl commented that he heard from other owners that the Cedar Creek parking project looked great. Sherry also complimented Travis and his team

on a job well done.

VII. Old Business

- **Short Term Rental - Voting Update**

Ashley went through the Short-Term Amendment voting tallies as of 12/13/2023 (the day of the board meeting):

385 yes votes

105 no votes

58 people have not cast a vote

17 votes over the threshold currently.

Sherry commented on how impressed she was with the 90 percent homeowner voting rate. Sherry gave kudos to the homeowners who worked hard to get out the word to community concerning the vote. Ashley commented that the HOA also sent out physical ballots to people who hadn't cast their vote yet just to be sure we did everything we could to reach out every way that we possibly could.

Sherry asked how many of the 58 homeowners who have not voted yet are vacant lot owners. Ashley replied that that was a good question and that he would have to look it up.

John asked what the steps are in January after the vote. Ben said that in terms of the mechanics of it, as soon as the votes are finalized, the Board President, Mike Banbury would have to sign the amendment and it would be recorded. As soon as the amendment is recorded it would be effective. Ben added that the board would need to talk about the enforcement of the amendment.

John stated that it was brought up to him that STR lease agreements that are already booked for 2024 would need to be considered. The HOA would need to consider how to handle the phasing out of STR's in the neighborhood.

Ashley added that he has brought up the topic with the HOA's attorney along with the subject of implementation. The lawyers take was that as soon as the board can make the amendment effective, we should, because it was the vote of the River Valley Ranch Community so there is no right to delay it. Ashley added that if there was a preexisting agreement that was made and the owner can show proof that the reservation was booked in 2023, theoretically, the HOA may honor that. John commented that the interim phase can only last so long and maybe the owner would just have to notify their client that it won't work.

Michael added that the advertising of any rentals in RVR could be monitored to

ensure 30-day minimum language.

- **2024 Budget Ratification**

Ashley went over the final 2024 budget vote tallies: of the **157** homeowners who voted on the budget ratification, **127** were in favor of the budget, while **30** opposed it. That means the budget goes into effect on January 1, 2024.

VII. New Business

- N/A

VIII. Adjourn

Ben Johnston moved to adjourn the meeting and switch to executive session. The meeting was adjourned at 5:57 p.m.

IX. Executive Session

- Staff Wage Discussion

