



## **RIVER VALLEY RANCH**

**RVRMA EXECUTIVE BOARD MEETING**  
**Wednesday, May 22, 2024, at 5:30 p.m.**  
**Ranch House Conference Room & Zoom**

### **Executive Board of Directors**

Michael Banbury, President (via Zoom)  
John Lund, Vice President  
Todd Richmond, Treasurer  
Ben Johnston, Secretary  
(absent)  
RJ Spurrier, Director  
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**

#### **In Person:**

Nancy Gensch  
Jeff Krentz

#### **Via Zoom:**

Nina Price  
John Krousouloudis  
Garry Wesselink  
Richard Rogers

### **I. Call to Order- Establish Quorum**

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

### **II. Approval of Minutes**

- Board Directors, Sherry Stripling and Carl Hostetter motioned and seconded to approve the Meeting Minutes of the RVRMA Executive Board Meeting held on Wednesday, April 24, 2024. The motion was approved.

### **III. Public Comment**

- There was no public comment.

#### **IV. Month End Financial Review – James Maguire**

RVR Controller, James Maguire, shared a financial presentation for the month of April and year-to-date budget versus the actual, along with the reserve account.

First, James highlighted an overview of the month of April, budget versus actual. Income came in slightly over budget at \$6,388 (a 2% variance). This was mostly due to an increase in DRC and tennis membership income. Costs of goods sold were right on target with only \$422 variance and expenses came in about \$9,000 under budget (a 4% variance). The net bottom line for the month of April was a \$15,000 surplus.

Next, James shared a year-to-date view of the budget versus actual. Income is still running over by about \$26,000 (a 2.9% variance). Costs of goods sold are only slightly under budget by \$737 (a 1.3% variance). Expenses are under by a little under \$26,000 (a 3.5% variance). The year-to-date bottom line is a \$52,614 surplus.

When looking at the income by month, it's noticeable that most months are in alignment with the budget except for February which had a spike in DRC income.

A graph of expenses by month was then shared (budget vs actual). So far, each month has come in just under budget. Expenses ramped up in April in preparation for the summer services both at the Ranch House and the community.

Finally, James shared a snapshot of the reserve account. The starting balance was \$2.583 million. We collected \$44,320 in reserve assessments and earned \$8,408 in interest for a total funding of \$52,728. RVRMA spent a total of \$43,000 for income taxes, some of which were for 2023 and some of which are estimated taxes for this year. As previously mentioned, these taxes are the result of the high amount of interest income we earned last year and this year. Interest income is taxable for HOA's. Last year RVRMA earned over \$100,000 in interest income, about 30% of that will go to the IRS. The ending balance in the reserve account on April 31 was \$2,592,655.

#### **V. Management Update**

- **General Manager Report- Ashley Lynch**

Ashley said that he has started on execution on the Ranch House renovation project. There has been progress on the selection of a general contractor. No firm decisions have been made at this time. It was also commented that

Ashley spoke to the General Manager of Aspen Glen to learn more about their recent renovation. It also discussed that a design build is the way to go.

The Old Town neighborhood siding and painting repairs are also underway, and management is feeling good about the timeline for completion.

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

Ali was not at the meeting, but Ashley shared highlights she passed on to him prior to the meeting. The pool opened early this year (before the typical memorial weekend opening) and lifeguard training took place earlier in the month. The guards were trained in the main pool which was nice. Ashley added that Kids are in school until June 7 making the lifeguard program ramp up slowly. Food handler training as well as CPR certifications have been completed by staff.

Todd Richmond commented that he was happy to see a 6 a.m. fitness class added to the schedule. Ashley mentioned that it has been extremely popular and well received.

Sherry Stripling added that there will be a couple of hikes planned in June by the RVR Hiking Group.

John Lund asked if anyone had been to the new bakery in town. He suggested a cake decorating class be held at the Ranch House. Everyone was favorable to the idea.

- **DRC Report- Jessica Hennessy**
- **Finance Report- James Maguire**
- **Facilities & Grounds Report- Travis Green**

Travis commented that he is thrilled to have his current irrigation crew in place. They all have been working hard and deserve recognition. Travis added that the Alpine Garden in Silt is making the community hanging baskets again this year.

## **VI. Old Business**

## **VII. New Business**

- **Executive Board Meeting Schedule August 2024 through July 2025**  
Jessica commented that the board meeting schedule follows the same guidelines as previous years with a meeting every fourth Wednesday of the

month except for November and December to accommodate the Holidays. Jessica added that everyone should mark their calendars for the November and December meeting dates since they come early.

- **Election Timeline**

Ashley commented that the candidate announcement will be released in Friday’s newsletter. Ashley also went over the timeline for key election dates.

Community notice of Board Election; Request for candidate declarations	<b>Friday, May 24</b>
Candidate declaration deadline	<b>Friday, June 7</b>
Candidate Meet and Greet	<b>Wednesday, June 12</b>
Ballots sent out	<b>Friday, June 14</b>
Voting deadline	<b>Friday, July 5</b>
Election results published	<b>Monday, July 8</b>
Elected candidates installed at the July Board Meeting	<b>Wednesday, July 24</b>

John Lund asked when the annual meeting will be held and Ashley noted that it will take place after the July board meeting on **Wednesday, July 24**.

Sherry Stripling announced that the Board will have their next strategy session on July 16.

- **LRP Committee Next Steps**

John Lund spoke and said that he had asked for the LRP item to be added to the agenda so that the Committees work could be acknowledged. He added that it would be great for the board to show their appreciation for the work the committee completed.

Sherry Stripling mentioned that the committee should be recognized at the upcoming annual meeting. The board reacted favorably to this suggestion.

John asked if the committee was still needed now that the plan is moving forward and the assessment vote has passed.

Sherry commented that the board could just roll that ongoing work back into the board strategy sessions. Sherry added that if another committee is needed, the board could appoint one.

Ashley commented that the Long-Range Planning Committee has been the most productive committee that RVRMA has had, it was a long process, but the committee stayed the course and did a great job.

Todd Richmond added that there was a great balance of shooting high and pragmatic and we ended up in an amazing spot with the plan.

**MOTION:** Todd and Sherry motioned to discharge the Long-Range Planning Committee and thanked them for their service to the community. The Motion passed. Ben Johnston was absent for the vote but gave his proxy to Mike Banbury. The motion passed.

## **VIII. Adjourn**

**The meeting adjourned at 5:58 p.m.**