



RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MEETING
Wednesday, July 24, 2024, at 5:30 p.m.
Ranch House Conference Room & Zoom

Executive Board of Directors

Michael Banbury, President
John Lund, Vice President
Todd Richmond, Treasurer
(*absent*)
Ben Johnston, Secretary
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:

Rosemary Lavendar

Via Zoom:

Wolf Gensch

I. Call to Order- Establish Quorum

- Board President, Mike Banbury called the meeting to order at 5:30 p.m.

II. Approval of Minutes

- **MOTION:** Sherry Stripling and Carl Hostetter motioned and seconded the approval of Meeting Minutes of the RVRMA Executive Board Meeting held on Wednesday, June 26, 2024.

III. Election Update

- **Announce Election Results**
Mike Banbury went over the final vote tallies for the 2024 Board Election:

- Michael Banbury: 119
- RJ Spurrier: 98
- Sam Hartnett: 96

- **Appoint Officers**

Mike Banbury listed the various board roles: President, Vice President, Treasurer, Secretary and the remaining members, Directors. Now that the election is complete, we know the slate of board members that can serve in these positions. Mike posed the question of who will fill the various roles.

First discussed was the secretarial position which is currently filled by Ben Johnston. Ben said that he is happy to continue in the role of secretary.

MOTION: Mike Banbury motioned to seat Ben Johnston as Secretary of the board. The motion passed. Board member, RJ Spurrier was not present at the time of the vote.

It was then noted by Mike that Todd Richmond, although absent, expressed interest in continuing to serve as the Treasurer.

It was brought up that board member, Carl Hostetter, has done a lot in terms of financial advisement the past year for the association and the idea of Co-Treasurers was introduced into the conversation.

It was noted that Todd is a great Treasurer and has done a fabulous job over the years, and Carl could add a lot of value and assistance as Co- Treasurer. There was supportive conversation surrounding the Co-Treasurer concept.

Carl stated that he would feel more comfortable having the conversation of Co -Treasurer with Todd present, perhaps at the next meeting. He added that finances are his sweet spot, and he is happy to assist where he can. Carl reiterated that he would feel more comfortable making the decision with Todd's input.

RJ Spurrier entered the meeting at this time and was asked what his thoughts were on Co-Treasurer positions for Carl and Todd. RJ thought it was an awesome idea and noted that Todd has a lot of institutional knowledge, Carl also has a great background for the

position and has even run the HOA as Interim Manager. Going through one full budget cycle with two Treasures would be ideal and the position can be reevaluated was RJ's recommendation.

MOTION: John Lund and Sherry Stripling motioned and seconded to elect Todd as the Co-Treasurer and for Carl to serve as Co-Treasurer. Carl abstained from the vote. The vote passed.

Ben added that pursuant to section 8.3 in the By Laws, the Board could make a Special Appointment of Carl Hostetter as Co-Treasurer.

Next, the seat of Vice President was discussed.

MOTION: Mike Banbury motioned for John Lund to continue as Vice President of the board for the upcoming year. The motion passed unanimously. John reminded the board that this would be his final year serving on the board.

The board then discussed the position of Board President.

MOTION: John and Sherry motioned and seconded for Mike Banbury to continue as board president. The motion passed unanimously.

IV. Public Comment

- **Comments in public comment are for agenda items only.**
 - There was no public comment from homeowner attendees.

V. Month End Financial Review – James Maguire - detailed update at Annual Meeting.

VI. Management Update

- **General Manager Report- Ashley Lynch**
- **Programming & Community Engagement Report- Ali Royer**
- **DRC Report- Jessica Hennessy**
- **Finance Report- James Maguire**

James noted that the association is right on track with the budget and a more detailed presentation will be shared by Ashley at the meeting.
- **Facilities & Grounds Report- Travis Green**

Travis shared that Aspen tree removals happened around the Ranch House

this week. Mike asked about the cost associated with cutting a tree down. Travis answered that it is typically a little less than \$1,000 per tree. Travis added that a couple of Cottonwood trees by the pond have come down from storms.

VII. Old Business

- **LRP Ranch House Renovation Update**

Ashley shared that the association is moving forward with RA Nelson for the Ranch House renovation project. The next step would be the contract phase. Ashley added that he will share more at the Annual Meeting which is taking place directly after the July Board Meeting. Ashley then went over the agenda for the annual meeting for the board:

- Welcome – Mike Banbury, President of the Board
- The Future of the RVRMA Board of Directors – John Lund, Vice President of the Board
- Financial Update, Accomplishments and Updates – Ashley Lynch, General Manager
- RVR Golf Update – Ben Johnston, Secretary of the Board
- Real Estate Market Update – Brian Leasure, Sotheby's International Realty
- Questions and Answers
- Closing Remarks – John Lund, Vice President of the Board

VIII. New Business

- There was no new business.

IX. Adjourn

The meeting adjourned at 5:50

Towards the end of the board meeting, Board Secretary, Ben Johnston commented that he would like to enter Executive Session to discuss contract negotiations.

X. Executive Session

- Contract Negotiations