



## RIVER VALLEY RANCH

### RVRMA EXECUTIVE BOARD MEETING

Wednesday, July 27, 2022 at 5:30 p.m.

Ranch House Conference Room and Zoom Meeting

#### Executive Board of Directors

Gary Lesser, President  
John Lund, Vice President  
Todd Richmond, Treasurer  
(*absent*)  
Ben Johnston, Secretary  
Laura Hanssen, Director  
Michael Banbury, Director  
RJ Spurrier, Director (*absent*)  
Sherry Stripling, Director

#### Management Attendees

Ashley Lynch, General Manager  
James Maguire, Controller  
Jessica Hennessey, Director of Design Review &  
Admin. Services  
Ali Royer, Director of Programming & Community  
Engagement (*absent*)  
Travis Green, Facilities & Grounds Superintendent

#### Homeowner Attendees

Wolf Gensch (*in person*)  
Paul Brown (*via Zoom*)  
Kevin O'Keefe (*via Zoom*)  
Mary Catherine Conger (*via zoom*)

I. **Call to Order- Establish Quorum, the meeting was called to order at 5:30 p.m.**

II. **Approval of Minutes and the Consent Agenda**

**Motion:** Board President, Gary Lesser and Board Vice President, John Lund, moved and seconded the approval of the consent agenda and meeting minutes of the RVRMA Executive Board Meeting held on Wednesday, June 25, 2022.

III. **Election Update**

- **Announce Election Results**

Gary announced that Homeowners John Lund and Sherry Stripling each submitted Statements of Interest for the two available RVR Executive Board positions. The RVR Policy for Board of Directors Election states, "In the event that the number of declared candidates to fill vacant RVR Board of Director positions is equal to the number of positions to be filled, the election shall be cancelled, and those candidates shall be installed as RVR Board Members-At-Large." Therefore, John Lund and Sherry Stripling are determined to be elected by acclamation.

- **Seat New Board Members**

Sherry Stripling joined the Board at the Directors table.

- **Election of Officers**

**Motion:** John Lund, Board Vice President and Laura Hanssen, Board Director, moved and seconded the following board seats: Michael Banbury as President, John Lund, Vice President, Todd Richmond, Treasurer, Ben Johnston, Secretary, Randy Spurrier, Director-at-Large, Laura Hanssen, Director-at-Large and Sherry Stripling, Director-at-Large. Members, RJ Spurrier & Todd Richmond, were not present for the vote, but submitted their proxy, in writing, to vote “in favor” on the motion. The motion passed.

#### **IV. Public Comment**

- There was no public comment.

#### **V. Committee Report**

- **Long Range Planning**

John Lund announced that a detailed update on long range planning would be presented at the annual meeting. John also said that the Long-Range Planning Committee continues to work with the McMahon Group on the development of a plan that could be proposed to the HOA. John also discussed the community survey and noted that 320 responses were received. He also mentioned a working session with McMahon will be held at on August 11.

#### **VI. Month End Financial Review**

Ashley Lynch, RVR General Manager stated that a detailed update of the financial review would be presented at the Annual Meeting and that more information can be found in the July board packet.

#### **VII. Management Update**

- General Manager Report- Ashley Lynch
- Programming & Community Engagement Report- Ali Royer
- DRC Report- Jessica Hennessy
- Finance Report- James Maguire
- Outside Service Report- Travis Green

John Lund gave Ashley’s Quarterly Newsletter, which was released to the community, positive feedback. Ashley thanked John and mentioned that he works with the management team to create the mailing and plans to continue the quarterly publication.

#### **VIII. Old Business**

- **House Bill 22-1137**

Ashley stated that the association does have revisions to two policies that surround House

Bill 22-1137. Ashley continued to say that these updated policies have been circulated to the board. The policies will then be posted publicly through the newsletter and the website. Ben stated that he would take a closer look at the policies. John asked what the timing is on adopting the policies. Ben Johnston, Board Secretary, commented that as long as the association is complying with the new law, we are OK. The association will comply with the new law even though the policies are not officially updated.

Sherry Stripling, Director-at-large, asked if we could update the homeowner directory on the website. Ashley agreed that it would be taken care of.

- **RVR Fence Maintenance & Repair Policy**

Ashley reported that the fence working committee met and agreed on revisions to the fence policy. There are also planned revisions to the design guidelines that came in the fence meeting that are forthcoming. At August's board meeting a draft will be prepared and the board will likely vote on the new policy in September.

Ben Johnston added that the staining piece of the policy would be revised to allow a certain stain to be applied to Old Town fences. Ultimately the DRC would have the latitude to approve stained fences in the Old Town neighborhood.

- **Short Term Rental**

Ashley noted that on July 22 an announcement was published in the RVR newsletter as a call to members for the Short-Term Rental Committee. On August 24 Committee members will be presented for approval by the board. The committee will meet twice between August 25 to September 9. Ashley continued to say that ideally on September 28, the committee will prepare an outline of information for discussion amongst the board. At the October meeting the board would vote on that draft amendment. It will then go to the community for a vote. Two-thirds community approval vote would be required for the amendment for the declaration to pass.

John lund asked if there could be anything else we should be accomplishing during that community vote to amend the declaration. Ashley thought we should avoid filling the amendment with other items that may confuse the voters. Ben agreed and added that the amendments should be completed separately.

**IX. New Business**

**X. Adjourn**

**Motion:** Ben and Laura moved and seconded to adjourn the meeting. The meeting ended at 5:55 p.m.