

A photograph of a large, two-story log cabin-style house with a prominent front porch. The house features dark brown horizontal log siding and a gabled roof with exposed wooden rafters. The front porch has a stone base and is flanked by large potted plants. A wide concrete walkway leads up to the porch steps. The house is surrounded by lush green trees and landscaping, including purple flowers in the foreground. The text "RVR RANCH HOUSE" is overlaid in large white letters, with "RENOVATION PLAN" in smaller white letters below it.

RVR RANCH HOUSE

RENOVATION PLAN

Recent Updates



Please refer to the most recent [board packet](#) for updates on the Ranch House Renovation plans. We are currently contracted with RA Nelson as the General Contractor, alongside Land + Shelter as an architectural firm.

The following slides detail the anticipated scope of the plan as outlined by the Long-Range Planning Committee. The Committee was commissioned by the board to put forth a plan for a community vote to authorize a special assessment. That special assessment passed a community vote and the Committee's work was satisfied.

We are now in the stage of planning and executing the renovation. The General Manager has assembled a group of homeowners with varied professional expertise to consult as this plan moves forward. The consulting volunteers have diverse backgrounds covering construction administration, architecture, engineering, general contracting and banking/finance.

TIMELINE

- The project is projected to take place primary beginning in the fall of 2025.
- We hope to conclude all **design phases** by early 2025, applying for permits as soon as that stage concludes. If we can accomplish portions of the plan prior to fall without dramatic interruptions to operations we will do so.
- We hope to complete the scope of work prior to Memorial Day 2026.
- We hope to avoid full closures of the Ranch House.
- Our Goal is to minimize disruption during high volume periods (Memorial Day to Labor Day).
- As we move forward, these timelines are subject to change as more information is obtained.

We have 2 primary goals in completing this project:

1. To come in on, or below, budgeted targets
2. To minimize disruption to the Ranch House as much as possible, focusing efforts on timeframes outside of the peak summer season
 - a. It is our goal to keep the facility open to the public at all times.

RVR RANCH HOUSE

FACILITIES IMPROVEMENT PLAN



NEW EAST SIDE ADDITION

- Two family changing rooms & cubbies
- Two outside showers
- Two restrooms
- Accounting office

MAIL ROOM

- Expand existing mailroom forward
- Install new USPS & ADA compliant mailboxes
- Install additional parcel boxes

BAR & FOOD SERVICE AREA

- Expand bar forward
- Add work island
- Add 6' wide food service window
- Add 10' exterior food counter
- Add exterior awning

FOOD PREP AREA

- Add double sink & dishwasher
- Add refrigeration
- Add food storage space

OTHER IMPROVEMENTS

- Convert existing accounting office to flex space
- Refresh existing office space
- New furniture for great room and pook deck
- Expand bike parking area
- Refurbish locker rooms

Existing Ranch House Pool-Side View



Ranch House Pool-Side Rendering



Existing Mailroom View



Accounting Office & Mailroom Expansion Rendering



Improvement Plan Cost Breakdown



Preliminary estimates with input from our Professional Planner, local Architects and local Contractors

RANCH HOUSE AREA	S.F.	CONST: (\$/S.F.)	CONST: (\$)	F.F.&E. (\$)	FEES	CONTG	TOTAL
Bar Area Renovation	500	807	403,500	50,000	60,501	77,076	590,917
New Restrooms/Family Changing Rooms & Cubbies	390	982	382,996	15,000	57,449	68,317	523,762
Locker Room Renovation	1,950	174	339,300	35,000	50,895	63,779	488,974
Mail Room Expansion	225	816	208,075	60,000	31,211	44,893	344,179
Offices Refurbish	300	125	37,500	80,000	5,625	18,469	141,594
Food Preparation Area	100	300	30,000	20,000	4,500	8,175	62,675
Great Room Furniture & Audio Visual				150,000	37,500	28,125	215,625
Patio Furniture				150,000	37,500	28,125	215,625
TOTAL			1,401,211	560,000	285,182	336,959	2,583,351
Cost Escalation Allowance							463,649
Total Project Cost							3,047,000

Abbreviations

CONST – Construction

F.F.&E. – Furniture, Fixtures & Equipment

CONTG - Contingency

Notes

Fees: 15% of Construction Cost

Contingency: 15% of Construction Cost

Project Funding – Special Assessment



The overall cost of the final plan is \$3,047,000. The cost per lot owned is \$5,500.

The total amount owed for this one-time special assessment can be paid in its entirety or two installments.

The installment option payment schedule follows:

The first half of the amount owed on or before October 1, 2024.

The second half of the amount owed on or before August 1, 2025.

Improvements not in the plan to be funded from Reserves

Maint. Bldg. Rplacement
\$100,000



Tennis Shop Refurbish
\$25,000



Pool Decking Replacement
\$452,500



Main & Lap Pool Resurface
\$300,000



Spa Resurface
\$50,000



Windows Replacement
\$150,000 (Partial)



Roof Replacement
\$202,730



Note

Cost estimates from Association Reserves Study (May 19, 2023)

Ranch House Renovation/Maintenance Timeline (2024-2028)



Income/Expense – Sources & Uses

2024		2025		2026		2027		2028	
Reserve Cash Balance	2,404,855	Reserve Cash Balance	4,528,389	Reserve Cash Balance	3,505,519	Reserve Cash Balance	2,174,111	Reserve Cash Balance	2,261,585
Reserve Income		Reserve Income		Reserve Income		Reserve Income		Reserve Income	
Annual Reserve Income	531,840	Annual Reserve Income	545,136	Annual Reserve Income	558,764	Annual Reserve Income	572,734	Annual Reserve Income	587,052
Special Assessment Proceeds	1,523,500	Special Assessment Proceeds	1,523,500	Interest Earnings (Rate 1.00%)	35,055	Interest Earnings (Rate 1.00%)	21,741	Interest Earnings (Rate 1.00%)	22,616
Interest Earnings (Rate 4.00%)	96,194	Interest Earnings (Rate 3.00%)	135,852	Total Reserve Income	593,820	Total Reserve Income	594,475	Total Reserve Income	609,668
Total Reserve Income	2,151,534	Total Reserve Income	2,204,488						
Reserve Expenses		Reserve Expenses		Reserve Expenses		Reserve Expenses		Reserve Expenses	
Misc. Equipment - Replace	10,000	Facilities Improvement Expenses	1,523,500	Facilities Improvement Expenses	1,523,500	Windows (Partial) - Replace	167,086	Snowmelt Walkways - Replace	108,612
Pool/Spa Heat Exchangers - Replace	6,500	Pool Deck - Replace	452,500	Windows (Partial) - Replace	150,000	Trucks - Replace	131,127	Site Rail: Metal - Replace	86,101
Tennis Courts (Asphalt) - Re-coat	5,000	Large Boilers - Replace	400,000	Tennis Courts (Asphalt) - Resurface	90,500	Lawn Mower - Replace	37,699	Monuments - Refurbish/Replace	60,777
Appliances - Allowance	3,500	Pool & Spa - Resurface	350,000	Site Fencing: Wood - Repair/Paint	34,000	Pumps/Motors - Replace	35,514	Variable Frequency Drives - Replace	42,769
Asphalt seal repair	3,000	Roof: Composition Shingle - Replace	202,730	Window Frames - Paint	25,000	Tennis Courts (Clay) - Resurface	29,000	Street Lights - Replace	30,000
Total Reserve Expenses	28,000	Windows (Partial) - Replace	150,000	Pump House - Replace	23,340	Tennis Court Fencing - Replace	28,957	Wood Signs - Refurbish/Replace	16,883
		Maintenance Shed Replace	100,000	Tennis Court Windscreen - Replace	22,279	Fitness Equipment - Replace - 15%	19,123	Steam Generator - Replace	14,069
		Site Fencing: Wood - Replace	11,000	Laundry Equipment - Replace	21,218	Maintenance Cart - Replace	17,484	Asphalt - Seal/Repair	11,953
		Misc. Equipment - Replace	10,000	Site Fencing: Wood - Replace	12,000	Wood Siding - Repair/Repaint	14,752	Baseball Fencing - Replace	10,242
		Site Rail: Metal - Repair/Paint	6,900	Misc. Equipment - Replace	10,000	Fire Control Panel - Update/Replace	10,850	Misc. Equipment - Replace	10,000
		Concrete Curb/Gutters - Repair - 5%	4,687	Asphalt - Seal/Repair	7,927	Misc. Equipment - Replace	10,000	Gutters/Downspouts - Replace	7,991
		Appliances - Allowance	3,605	Appliances - Allowance	3,713	Appliances - Allowance	3,825	Picnic Tables - Replace	7,260
		Bathroom Roof - Replace (Triangle Park)	3,550	Boiler/Snowmelt Controller -Replace	1,750	Bathroom Exterior - Repaint	1,584	Air Compressors - Replace	4,896
		Generator - Replace	3,250	Total Reserve Expenses	1,925,227	Total Reserve Expenses	507,001	Appliances - Allowance	3,939
		Sump Pump - Replace	2,700					Total Reserve Expenses	415,492
		Balcony Rails - Stain	2,009						
		Concrete Swales/Pans - Repair - 5%	927						
		Total Reserve Expenses	3,227,358						

- Assessment Proceeds
- LRP Project Expenses
- Significant Reserve Expenses

Ranch House Renovation/Maintenance Timeline (2029-2033)



Income/Expense – Sources & Uses

2029		2030		2031		2032		2033	
Reserve Cash Balance	2,455,761	Reserve Cash Balance	2,495,946	Reserve Cash Balance	2,776,447	Reserve Cash Balance	3,400,574	Reserve Cash Balance	3,345,090
Reserve Income		Reserve Income		Reserve Income		Reserve Income		Reserve Income	
Annual Reserve Income	601,728	Annual Reserve Income	616,771	Annual Reserve Income	632,191	Annual Reserve Income	647,995	Annual Reserve Income	664,195
Interest Earnings (Rate 1.00%)	24,558	Interest Earnings (Rate 1.00%)	24,959	Interest Earnings (Rate 1.00%)	27,764	Interest Earnings (Rate 1.00%)	34,006	Interest Earnings (Rate 1.00%)	33,451
Total Reserve Income	626,286	Total Reserve Income	641,731	Total Reserve Income	659,955	Total Reserve Income	682,001	Total Reserve Income	697,646
Reserve Expenses		Reserve Expenses		Reserve Expenses		Reserve Expenses		Reserve Expenses	
Pumps/Motors - Replace	313,584	Asphalt - Resurface	283,500	Fitness Equipment - Replace - 15%	21,523	Hydraulic Elevator - Modernize	218,518	Tennis Courts (Clay) - Resurface	34,628
Retention Pond - Maintain	92,742	Street Lights - Replace	30,000	Misc. Equipment - Replace	10,000	Condenser - Replace	137,445	Surveillance System-Replace (2023)	18,919
Window Frames - Paint	54,776	Pool Cover - Replace	10,746	Appliances - Allowance	4,305	Site Fencing: Split Rail - Replace	120,977	Misc. Equipment - Replace	10,000
Site Fencing: Wood - Repair/Paint	39,415	Misc. Equipment - Replace	10,000	Total Reserve Expenses	35,828	Pool/Spa VFD - Replace	61,438	Appliances - Allowance	4,567
Pool/Spa Pumps - Replace	22,606	Site Rail: Metal - Repair/Paint	7,999			Elevator Cab - Remodel	38,003	Automatic Doors - Replace	4,567
Catch Basin - Rebuild/Repair	16,809	Tennis Courts (Asphalt) - Re-coat	5,970			Office IT/Equipment - Replace	32,936	Total Reserve Expenses	72,681
Expansion Tank - Replace	12,578	Concrete Curb/Gutters - Repair - 5%	5,433			Pool & Spa Filters - Replace	32,936		
Bathroom Interiors - Remodel	10,144	Appliances - Allowance	4,179			Street Lights - Replace	30,000		
Misc. Equipment - Replace	10,000	Balcony Rails - Stain	2,328			VFD: Slide - Replace	24,702		
Pool/Spa Pumps - Repair/Replace	9,390	Concrete Swales/Pans - Repair - 5%	1,075			Asphalt - Seal/Repair	13,048		
Appliances - Allowance	4,057	Total Reserve Expenses	361,230			BAS/HVAC Control - Update	11,401		
Total Reserve Expenses	586,101					Misc. Equipment - Replace	10,000		
						Appliances - Allowance	4,434		
						Exit/Emergency Fixtures - Replace	1,647		
						Total Reserve Expenses	737,485		

- Assessment Proceeds
- LRP Project Expenses
- Significant Reserve Expenses

Improvement Plan Highlights



1. Mailroom

- Enlarge the existing mailroom
- Install new USPS/ADA compliant mailboxes (3-1/4"H x 12"W x 15"D)
- Install additional parcel boxes

2. New Ranch House East Side Addition

- Relocate accounting office
- Add two new ADA-compliant restrooms
- Add two new ADA-compliant family changing rooms
- Add an enclosed area for cubbies
- Add two outdoor showers

3. Bar & Pool Food Service Areas

- Expand the bar forward and add a work island
- Add 6' food service widow to improve access, view, and light
- Add 10' exterior counter with awning protection above

4. Convert entryway restroom to food preparation and storage space

5. Convert existing accounting office to flex space

6. Refurbish both locker rooms

7. Refresh existing administrative office space

8. Expanded bike parking