



RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD

Monthly Meeting

Wednesday, September 22, 2021, 5:30 p.m.

Ranch House Conference Room

Executive Board of Directors

Gary Lesser, President
John Lund, Vice President
Ben Johnston, Secretary
Laura Hanssen, Director
RJ Spurrier, Director
Michael Banbury, Director

Management Attendees

Kendra Ford, Community Services Manager
James Maguire, Accounting
Travis Green, Landscape Superintendent

Homeowner Attendees

Sarah Murr
Richard Sills
John and Cathy Shoenecker
Krys Greenwood
Stan Kleban
Carl Hostetter
Chris Klingenhelber
Cari Shurman
Cathy Cooney
Eric Hansen

I. Call to Order- Establish Quorum

Board President Gary Lesser called the meeting to order at 5:30 p.m.

II. Approval of the Minutes

Approval of meeting minutes of the Executive Board meeting held on August 25, 2021.

- Approval of meeting minutes of the Annual Meeting July 21, 2021.

Motion: Ben Johnston and Michael Banbury moved and seconded to approve the Annual Meeting minutes from July 21, 202 and the minutes from the Executive Board Meeting held on August 25, 2021. The motion passed unanimously.

III. Approval of the Consent Agenda

The Landscape Committee report was removed from the Consent Agenda.



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Motion: John Lund and Ben Johnston moved and seconded to approve the Consent Agenda. The motion passed unanimously.

IV. Public Comment

Michelle Hagemann expressed her opposition to Ranch House uniforms and cut flowers, support for hanging baskets, recent events and classes, and several RVR employees.

V. Management Updates (attached)

- Ranch House- Kendra Ford
- Operational -Sterling Page
- Finance -James Maguire
- Landscape -Travis Green

VI. Committee Reports (attached)

- Landscape

VII. Old Business

- **Sign Policy and Flag Policy Approval**

Motion: Ben Johnston and RJ Spurrier moved and seconded to approve the Sign and Flag Policy. The motion passed unanimously.

- **Employee Vaccination Policy Approval**

Motion: Ben Johnston and Lauran Hanssen moved and seconded to approve the Employee Vaccination Policy. The motion passed unanimously.

- **Records Policy**

Motion: Ben Johnston and Michael Banbury moved and seconded to approve the Records Policy. The motion passed unanimously.

- **Community Engagement**

As you remember, this is the effort to make sure the Town of Carbondale's development code remains unchanged with regard to PUDs, like RVR. The golf course owner wanted to change the development code, so only his voice mattered.



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RVR homeowners made such a strong case that the golf course owner withdrew his request, knowing he would have lost if it had gone before the Planning and Zoning Commission on August 26.

Now what?

First steps: Tracy and Rachel, our Community Engagement Consultants, will meet with John and me, to finalize a report. The report completes their work in Phase One of our effort, which ended with the August 26 Town meeting.

We will probably have them update the “RVR Integrity” website they developed for this effort.

And we will discuss the next steps. There WILL be next steps, as the golf course owner has given every indication, he is not abandoning his efforts, only postponing them.

Now a statement of opinion, and I’ve told many people over the past three years: This will never go away until RVR has an ownership or controlling position in the golf course. We can be naïve and wish it away, but at some point, we will need to be grownups and address this problem head-on.

- **DRC Amendments**

- **Exterior Colors -Earth Tones**

Motion: John Lund and Ben Johnston moved and seconded to approve the Design Review Guidelines 16th Amendment. The motion passed unanimously.

- **Mulch and Ground Cover**

Motion: John Lund and Laura Hanssen moved and seconded to approve the Design Review Guidelines 17th Amendment. The motion passed unanimously.

- **RVR History Trail**

The post and signs for the trail have begun, and there will be a kickoff event at Orchard Park with the date and details announced soon.



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VIII. New Business

- **2022 Budget Timeline and Process (attached)**
- **Ranch House Vaccination Policy**

Gary Lesser presented his thoughts on this policy:

For the past 18 months, since we first closed the Ranch House on March 15, 2020, we have had one guiding principle regarding Covid: To protect the health and safety of employees, homeowners, guests, and the community.

That guiding principle still applies.

It's why we've taken many of the actions we've taken over the past year and a half.

It's why we recently adopted the Employee Vaccination Policy.

And it's why I asked Management to develop a simple policy that mirrors the sign that's been on the Ranch House doors for the past ten days or so: "Mask Required Unless Vaccinated."

This proposed policy, which is in the Board packet, takes a sign that is being largely ignored and makes it into an enforceable policy.

As a board, it is entirely within our right to take all actions necessary and establish rules, regulations, and policies for the use of Ranch House.

The proposed policy is:

All Entrants into the Ranch House facility must wear a mask until proof of vaccination is demonstrated and recorded in the Facility Computer System.

There was significant discussion amongst the Board members about the potential issues and concerns of the policy. A new proposed policy taking their feedback into consideration will be proposed at the next Board meeting. However, it was decided to start the communication to the community now regarding the upcoming policy so owners/members can start to bring in vaccination cards to get ahead of it.



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- **Organizational transition**

General Manager Sterling Page has resigned from his position with RVR. Yesterday was his last day at the Ranch House

He has agreed to work with us to ensure a smooth transition until October 15, his actual resignation date. We value his contributions at RVR over the past four years and wish him well in his future endeavors.

We are in the process of naming an Interim GM and will immediately begin searching for a new permanent GM. Michael Banbury will lead that effort.

The Board is committed to an orderly transition, and during this time, the RVR team will continue to provide the outstanding support and service you've come to expect.

We will keep the community posted as we work our way through this transition.

- **Landscape Committee**

Motion: Laura Hanssen and John Lunch to add Wolf Gensch as a member of the Landscape Committee

IX. **Adjourn**

Motion: Todd Richmond and RJ Spurrier moved and seconded to adjourn the meeting. The motion passed unanimously.

The meeting adjourned at 6:42 p.m.

X. **Executive Session**

Personnel