



RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MEETING

Wednesday, Feb. 26, 2025

Ranch House Conference Room & Zoom

Executive Board of Directors

Michael Banbury, President
John Lund, Vice President *absent*
Todd Richmond, Co-Treasurer
Carl Hostetter, Co-Treasurer
Ben Johnston, Secretary *Via Zoom*
RJ Spurrier, Director
Sherry Stripling, 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
Sarah Gager, Hospitality Supervisor

Homeowner Attendees:

In Person

Sarah Gilbertson
Jeff Krentz
Ashley Kilroy
Jay Cofield
Pat Guerra
Rebecca Guerra

Via Zoom:

Krys Greenwood

I. Call to Order- Establish Quorum

Board President, Mike Banbury, called the meeting to order at 5:30 p.m. A quorum was established.

II. Approval of Minutes

- **MOTION:** Director, RJ spurrier and Board Co-Treasurer, Carl Hostetter, motioned and seconded the approval of meeting minutes of the RVRMA Executive Board Meeting held on Wednesday, Jan. 22, 2025. The motion passed.

III. Public Comment

- Ashley Kilroy commented that she is a new homeowner in the Boundary Subdivision and introduced herself to the room.
- Sarah Gilbertson commented that she is still interested in the Fire defense topic. Sarah added that it could be a good opportunity to develop an Ad Hoc Committee to expand on the conversation within the community. Sarah brought up that there should be a strategic way to communicate a Firewise strategy and she would love to help be a part of it.
- Krys Greenwood commented that she went to the Fire Mitigation Meeting held at the Ranch House and said that the HOA should be more proactive.
- Pat Guerra commented that he had three questions. First Pat asked what the purpose of the board meeting was, to vote on the amendment to the design guidelines or to collect community feedback? Board President, Mike Banbury reminded Pat that the public comment section of the meeting is reserved for homeowners to share comments for three minutes not a Q&A session. Pat went on to say that he has shared emails with the board and is interested in responses that address the points that he makes in his emails and requested comments from the board at the appropriate time. Pat then asked how feedback from the community, similar to the petition he has submitted to the board, is received and how it is included in the process. Pat continued to say that he spoke to the previous owner of RVR lot 769 Perry Ridge and according to Pat they did not decide to build on the lot because of the soil. Pat emphasized that he believes there is a need to put in retaining walls at these job sites as soon as the excavation is complete.

IV. Month End Financial Review

James Maguire shared a financial presentation with information concerning the financial performance of the association for January 31, 2025, the first month of the new fiscal year. James added that the 2025 operating budget was developed with the objective of minimizing member dues increases while accommodating inflationary pressures, particularly in light of the special assessment approved last year, with the second installment due in August 2025.

James continued by sharing that diligent monitoring of the budget is essential to maintain alignment throughout the fiscal year. A key variable remains DRC fee income, for which projections have been adjusted, although forecasting accuracy remains a challenge. The year began with a significantly higher than anticipated irrigation water reconciliation bill from the golf course. This is projected to result in an approximately \$15,000 expense overage for the year, averaging approximately \$1,000 per month, with the January expense already exceeding projections by nearly \$5,000. This variance is primarily attributable to a shift in the water usage ratio between the HOA and the golf course in 2024 (48% HOA / 52%

Golf Course) compared to the typical ratio (41% HOA / 59% Golf Course). These percentages are used to determine the cost-sharing arrangement for irrigation system repairs and maintenance. Management will leverage its forecasting tools to identify potential offsetting adjustments to accommodate this projected overage and other unforeseen expenses that may arise during the year.

Total revenue for January reached \$218,477, just shy of the budgeted amount of \$219,996 by \$1,519.

James shared a couple of the key sources of the variance:

- DRC Income: \$2,427 deficit
- Property Transfers from Home Sales: \$500 deficit
- Fitness Class Income: \$1,273 surplus

These are minor variances and are not cause for concern at this time.

The bulk of COGS transactions generally don't pick up until the summertime, but Fitness Class expense was \$5,734 out of a budgeted \$5,000, a variance of a little over \$700.

Total expenses for the month amounted to \$198,528, slightly exceeding the budget of \$194,582 by \$3,946 (2% variance). Personnel costs, the largest expense category, remained remarkably close to budget. Actual expenses were \$123,390 out of a budget of \$123,410, a variance of only \$20.

The bottom line for January was a \$6,167 deficit, the majority of which came from the irrigation water split. This end-of-year reconciliation resulted in a \$10,540 unanticipated cost, the majority of which impacted the month of January.

The ending reserve fund balance for January 31st was \$5,968,186, with \$3,048,325 in capital reserves and \$2,919,861 in special assessment funds.

RVRMA's financial performance for January 2025 reflects a solid start to the fiscal year. Management remains committed to maintaining fiscal responsibility and achieving its budgetary objectives throughout the year.

V. Management Update

- **General Manager Report- Ashley Lynch**

Ashley introduces Sarah Gager who is the new Member Service Supervisor for the Ranch House. Ashley added that there is a lot of information in the GM report concerning the recent temporary closure of the Ranch House. Ashley noted that there are a number of large-scale projects that happen during the closure and those are detailed in the report. Lastly, Ashley shared that the HOA switched website hosting companies and former board member, Laura

Hanssen, played a big role in helping management select the new web hosts.

- **Programming & Community Engagement Report- Ali Royer**
- **DRC Report- Jessica Hennessy**

Jessica commented that the DRC has picked up a bit and the DRC has been working on the Twenty Second Amendment which is set for discussion later on the agenda.

- **Finance Report- James Maguire**
- **Facilities & Grounds Report- Travis Green**

VI. Old Business

- **Ranch House Renovation Update**

Ashley shared that pricing was received back from RA Nelson. Ashley emphasized the importance of value engineering and financial planning for the Ranch House renovation, mentioning potential tariff impacts. The board discussed the need for risk mitigation and cost control. Ashley also highlighted the significant expense of the pool deck.

Carl added that at this moment, the team is focused on the numbers.

Mike Banbury commented that the State of Colorado is \$1.2 billion over budget, the Town of Carbondale is close to \$5 million over budget and the Roaring Fork School District is \$8 million over budget emphasizing this is a bad time to go over budget. Value engineering for the Ranch House renovation will be critical.

- **Board Position Statement – Building Heights & Construction Safety**

RJ commented that in many ways the Board Position Statement that was shared in the Board Packet was catalyzed by homeowner, Pat Guerra's, thoughtful communication to the board about concerns related to the Town of Carbondale's building height and zoning policies, construction safety, retaining walls and foundation issues. The general thoughts of the RVR Board is that we need to be cautious about what the HOA takes on in terms of scope. The HOA does not have an expert on construction safety or building code for example, so we have policies to defer to the town as it falls into their scope of responsibility. For the HOA to take those on, we would also inherit the cost and the liability of assuming responsibility for things that would be expensive. The HOA would need to hire the expertise of consultants to inspect properties, for example. RJ went on to say that for things like foundation inspection, electrical code or if soil is properly engineered for the foundation to be stable, these are all things that if the HOA were to take on, we would also take on the costs. The board does not

believe the community has a strong desire to take on those costs. Deferring to the town and other regulatory agencies is the preference of the HOA.

RJ added that everyone respects Pat's passion, interest and thoughtfulness.

Ben Johnston commented and agreed that it is not appropriate for a homeowner's association to take on that scope of work and it's the right position to take to defer to the town. The rest of the board also agreed with RJ's comments and the stance taken in the Position Statement.

Mike Banbury added that this topic is not taken lightly by the board, and it is very important to everyone. This topic has been discussed thoroughly, lawyers have weighed in, outreach to the town on several occasions happened and it has not been disregarded or not taken seriously in any way, shape or form.

VII. New Business

- **Ali & Rachel Thank You**

Mike shared that Ali and Rachel expressed their gratitude to the board's baby shower gifts.

- **Twenty Second Amendment and Fire Defense**

RJ shared a summary of how the Twenty Second Amendment came to fruition. The Twenty Second Amendment prioritizes fire safety and water conservation while aiming to modernize the design standards. It was discussed that updates will continue the larger theme of ranch house architectural design that has been established in the community. The topic of renovations in the community was also touched on and it was noted that renovations will be a large part of future improvements in the community. There was also emphasis on ensuring harmonious residential design which protects and enhances property values.

RJ shared an example of a previous issue where homeowners were unable to use fire-resistant Hardie Board siding due to design rules. The goal is to update the rules to allow for such materials so that the Design Review Committee can approve them without feeling they are making an exception.

It was commented that the goal is to move quickly and make changes to the rules on contemporary design, fire, and water in the very near future. The draft amendment will be released to the public for a minimum of 30

days for the opportunity to be reviewed by the community and the board, with the possibility of a meeting to discuss any significant feedback. The importance of staying ahead of state legislation and allowing property owners to mitigate their homes for fire and modern water landscapes was stressed. The draft amendment will be posted on the website and in the newsletter in the coming days. The board noted that they could potentially vote on the draft document in the next meeting.

MOTION: RJ motioned that a draft version of the Twenty Second Amendment be sent out to the community for comment following a final review and input by the DRC.

Board Co-Treasurer, Todd Richmond, asked that the time frame for release be extended to the end of the week. The board agreed to this timeline.

Sherry Stripling suggested creating an executive summary to accompany the amendment for easier understanding. With those adjustments, Sherry seconded the motion. John Lund was absent for the vote but gave Mike Banbury his proxy prior to the meeting. The motion passed unanimously.

VIII. Adjourn

The meeting adjourned at 6:39 p.m.

IX. Executive Session

- Legal Matter Regarding Inspection Process