



RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MEETING Wednesday, March 26, 2025 Ranch House Conference Room & Zoom

Executive Board of Directors

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

Management Attendees

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

Homeowner Attendees

In Person

Sarah Gilbertson
Betsy Gatehouse
Julie Kupecz
Pat Guerra

Via Zoom

Patti Crocket

I. Call to Order- Establish Quorum

- John Lund began the meeting at 5:30 p.m. A quorum was not reached due to the absence of several board members.

II. Approval of Minutes

- The meeting minutes for the board meeting held on Wednesday, February 26, 2025, were not approved due to the absence of a quorum.

III. Public Comment

- Julie Kupecz commented on the Twenty-Second Amendment item on the agenda. She highlighted the section in the amendment that addresses DRC discretion. Julie inquired whether the members of the committee were architects, and Ashley clarified that there are two architects and one landscape architect on the committee, with one of the architects being an RVR homeowner. They serve at the discretion of the board. Julie then expressed concerns about the DRC's discretion in the guidelines, noting that it could potentially create issues for the community. Ashley responded by explaining that the proposed Twenty-Second Amendment generally provides broader latitude to the DRC. John Lund mentioned that the DRC has always had a certain level of latitude.
- Sarah Gilbertson commented that there is a lot of subjectivity in the guidelines and added that beauty is in the eye of the beholder emphasizing that it's a hard job. Sarah said that there are two new homes at the end of Heritage that she was surprised to see that they were approved. Sarah added that she would like to encourage everyone to apply for the grant through the wildfire collaborative.
- Julie Kupecz commented again that there is also an element in the community now that divides the homes built earlier and the more current homes. There is concern that people will separate the older homes with the newer "cooler" homes and that could affect her home value.
- Pat Guerra commented that it is a matter of being fair to both incumbents and new home builders. Pat added that it is his tendency to have things that are not negotiable be stated clearly as guidelines and if there is a good reason, that guidelines are overturned by the DRC, then that needs to be available to everyone. Pat went on to say that he personally views RVR lot 769 Perry Ridge as an incredible departure from what attracted him to RVR, and it was also done in advance of changing the guidelines. Pat said that he believes that the guidelines are being changed to allow for more structures like 769 Perry Ridge and he has a big problem with that.
- Betsy Gatehouse raised concerns about the Emerald Ash Tree Borer and other trees that might be at risk beyond the EAB issue. Ashley requested that Betsy send an email outlining her questions to help prioritize those trees.
- The idea was offered by some in the room that the Chairperson of the DRC could come to a board meeting for a Q&A with homeowners. John added that the board strayed a bit from the public comment rules that are typical in RVR board meetings due to the lack of a quorum and added that not much can be accomplished by the board tonight.

IV. Month End Financial Review

James Maguire shared a financial presentation and reviewed February and year-to-date budget versus actual and the reserve account. Overall, it was a great month with just a little over \$1,000 deficit. Income was short by \$4,500, mostly due to DRC income. This was partly offset by small savings in COGS and \$2,750 savings in expenses. Last month, there was a net deficit of about \$6,000 so adding another \$1,000 brings us to year-to-date.

James then drilled down into the Income for year-to-date. The bulk of the shortage comes from DRC income which is down \$6,425 for the year. However, we expect this to bounce back fully in March as DRC income looks very strong for March. Everything else is doing just fine in terms of income.

Next, James featured expenses for year-to-date. Some line items went over budget and others are saving money. We are saving a little on the personnel line mostly due to some staff being on leave. There were some savings on the Grounds and Utilities lines as well.

As for areas that went over budget, Irrigation is the highest and will most likely continue to show being over budget throughout the year due to the water reconciliation discussed last month. Ranch House expenses were also over by \$5,000, mostly due to some unexpected repairs to the steam room and HVAC system. We also replaced benches in the weight room that we deteriorated. The bottom line for year-to-date is a meager \$1,195 overage which is less than a half percent of the budget.

Finally James shared a snapshot of the reserve account on an accrual basis. The beginning balance on February 1st was \$5.968 million. We collected \$47,000 in reserves and added \$16,000 of interest income for a gain of \$63,484 in February.

We also spent a total of \$83,194 reserve funds. \$11,000 was for boiler repairs and the balance was for architectural, preconstruction, and engineering fees for the renovation project.

The ending reserve balance on February 28th was \$5,948,475.

There was a question about the second installation for the special assessment and James mentioned that it is due on August 1st of 2025.

V. Management Update

- **General Manager Report- Ashley Lynch**

Ashley on the EAB topic that was mentioned in the report. Ashley has also contacted homeowners who have ash trees that border their properties and are scheduled to be removed. Ashley added that anyone in the community that has specific concerns with the removal process should bring it up. Ashley reiterated that the town has been calling the shots on the removals and the HOA is trying their best to keep the budget within our parameters for this effort.

Ashley commented that they are considering a phased approach on the renovation project. At the moment, we are entertaining a plan that would accomplish a large scope of work in the fall, winter spring of 2025/2026, then pause as the Ranch House is used over the summer and pick back-up in fall of 2026 and continue into the following year. There are a number of reasons this phased approach is being entertained including risk management. Ashley mentioned that value engineering has been implemented in the mail room for example, and those plans have been slightly altered so that there is less demolition and foundation work. Ashley reiterated that we will still get more mailboxes and more square footage in this section of the building.

- **Programming & Community Engagement Report- Ali Royer**
- **DRC Report- Jessica Hennessy**
- **Finance Report- James Maguire**
- **Facilities & Grounds Report- Travis Green**

VI. Old Business

- **Ranch House Renovation Update**
- **Twenty Second Amendment and Fire Defense**

John commented that the two topics of the Ranch House Renovation and Twenty Second Amendment were discussed earlier in the meeting and there wasn't anything more to say.

VII. New Business

- **RVR Street Lights**

Ashley commented that there are a number of streetlights that don't work in RVR. It was mentioned that the streetlights in RVR are aesthetically different from those in the larger Carbondale community. Ultimately RVR is responsible for the streetlights that are in the neighborhood, and we would have to pay to replace any out of order streetlamps. Ashley added

that the replacement lamps won't likely look like what are currently in place in RVR. There may be an option for us to repair the current poles but that would require Excell to give the HOA permission to do so. Ashley added that there is also potential to eliminate some of the lights in the community. At this time, it's work in progress, and we are hopeful that we are zoning in on a solution on the topic.

Homeowner, Patti Crockett, commented that many of the lights through the years, since 2001, have been taken out by people who do not want light and in some cases, lights were shot out with BB guns.

VIII. Adjourn

The meeting ended at 6:20 p.m.