

**River Valley Ranch  
Old Town Advisory Committee Meeting  
Wednesday September 3, 2025 at 6:30 p.m.  
Ranch House Conference Room & Zoom**

**Advisory Committee Members**

Sam Harnett, Chair  
Wolf Gensch, Vice Chair  
Elkie Craven, Secretary  
Kale Lacroux  
Laura Hanssen

**Management Attendees**

Ashley Lynch

**RVR Master Board Liaison**

Mike Banbury

**Homeowner Attendees**

Mia Ortman  
Nancy Gensch

**Call to Order & Establish Quorum**

The meeting was called to order by Wolf Gensch. A quorum was established.

**Approval of May 19, 2025 Meeting Minutes**

The motion to approve the minutes was made by Laura Hanssen

**New Business:**

**Painting/Siding Details and Updates:**

201 Holland Thompson  
210 Holland Thompson, ADU  
213 Holland Thompson  
224 Holland Thompson, ADU  
18 Harris  
30 Harris  
70 Ferguson  
337 Lamprecht, ADU  
54 Ferguson (not painted in 2024)

Ashley disclosed that 4 homes remain to be painted this year.

**Color Selections for Old Town**

Mia Ortman noted that the current color palette appears to be Colonial rather than Victorian, and suggested considering more vibrant hues, particularly for the trim. The group discussed whether the price of paint would vary depending on the chosen color and if adopting a new color scheme would require approval from the DRC. The Color selections made for 18 Harris are not on the

approved list of colors; however no one objected to the selection and Ashley had brought those selections to the DRC for previous approval.

The group clarified that the price per gallon of paint remains unchanged, regardless of the selected color. The new colors would need approval from the DRC. Following the meeting Ashley brought this topic up to the DRC during their meeting. They would like to meet with those selecting colors for discussion to ensure that everyone is on the same page—that said they are supportive of an expansion of color.

A motion was introduced by Wolf Gensch, with a second by Kale Lacroux, to establish a subcommittee comprising Mia Ortman and Elkie Craven to present color options for the old town community. Those options can be discussed at the next OTAC Meeting in January. If approved then the DRC will need to approve.

### **\$750 Siding Repair Discussion**

The \$750.00 reimbursement provided to homeowners is intended for siding repairs.

It has become increasingly challenging to find contractors who can perform these repairs in a cost-effective manner. Homeowners are encouraged to conduct regular maintenance between painting cycles to help manage overall repair expenses. Increasing the reimbursement would result in higher monthly dues, while eliminating the reimbursement would reduce HOA fees (Old Town Specific Dues). Note: the \$750 comes out of the Old Town Community Reserve fund which is separate from the RVRMA reserve/operating fund.

A motion was made by Kale Lacroux and was unanimously passed to discontinue the \$750 subsidy for repair costs related to repainting.

### **Snow Removal Winter 2025/26**

OTAC members discussed feedback from residents as discussed at the last meeting. The neighbors on Boyd Dr. generally support ending snow removal, but those with driveways in the ally behind Holland Thompson/Lamprecht require it. It was decided that snow removal should remain unchanged.

### **Discussion of Tree Removals (Hazards or removal of dead/diseased trees)**

A number of Aspen trees have been designated for removal. Residents are encouraged to collaborate on addressing these trees before any directives are issued by the board. Ashley will craft an announcement to send out to the community.

### **Irrigation, fertilizing, spraying Updates**

2025 Diminished River Levels – Blowouts are scheduled to proceed as planned in October. The process will begin with the common area, followed by the residential area. River levels have been low this year and there was a fear that the flows to our ditches would diminish and become problematic. Recent rains have had a beneficial impact.

## **Reserves and Financial Review –**

Ashley reviewed financials. He shared current data on Old Town specific dues which are currently \$73 for special services/contracts and irrigation costs; \$99 for painting reserves; \$9 for irrigation reimbursement assessments

Year to date operating expenses are right on track. The YTD expenditure is \$33,664 vs a budget of \$33,697. This good news, should this trend continue the Operating reserve will be in line with the 2025 annual budget.

The ending reserve balance is expected to be \$5,803 which is ideal. 2026 is a scheduled year off of painting for Old Town. We try to run the reserve balance to a low level just prior to a year off in painting.

The year off in painting also works as a time to reevaluate the \$750 siding allowance given that we are at the end of a painting cycle.

**Lighting** – It was noted that many streetlights are currently not functioning, not only in Old Town but across RVR. This raises concerns regarding visibility at night for pedestrians and the presence of children. The existing lights can no longer be replaced directly as their models are out of production. Replacing the lights would require installing new poles, which would alter the appearance of lighting throughout RVR. The quandary, is that replacing all of the lights at once would require significant funding, which is not presently available. If lights are replaced individually when needed, uniformity across RVR would not be maintained.

This matter requires a long-term approach rather than a short-term solution.

**Laura resigns from the OTC committee.** We will put out a call for a replacement

## **OTAC Seats for 2026**

### **Next meeting**

**Public comments:** None

### **Date of Next Meeting**

- The next meeting will be held on Wednesday 1/7/26
- The May meeting date will be set at the January meeting.

Meeting concluded 7:29PM

**OLD TOWN DUES**

	2023	2024	2025	
Old Town (Added Services)	\$67	\$71	\$73	\$2
Painting Reserve	\$90	\$97	\$99	\$2
Irrigation Reimbursement Assessment	\$9	\$9	\$9	\$0

**Old Town  
Operating Budget vs Actual  
July 2025**

	June 2025	June Budget	Variance	YTD Acutal	YTD Budget	Variance	Annual Budget
<b>Income</b>							
Common Assessments-Operating	4,745	4,745	0	33,215	33,215	0	56,940
<b>Total Income</b>	4,745	4,745	0	33,215	33,215	0	56,940
<b>Expense</b>							
Lawn Maintenance	4,037	4,040	(3)	17,296	17,780	(484)	29,900
Snow Removal	0	0	0	8,417	8,417	0	14,300
Irrigation System R & M	1,991	1,500	491	7,951	7,500	451	12,740
<b>Total Expense</b>	6,028	5,540	488	33,664	33,697	(33)	56,940
<b>Net Surplus/Deficit</b>	(1,283)	(795)	(488)	(449)	(482)	33	0

**OLD TOWN  
2025 Reserve Budget**

	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Forecast
NUMBER OF LOTS	65	65	65	65	65	65
Monthly Reserve Dues per Lot	80	80	85	90	97	99
<b>Reserve Beginning Balance</b>	31,651	54,796	45,106	33,978	49,642	32,204
Operating Surplus from previous year	7,999	(848)	(2,959)	(286)	164	1,129
Reserve Common Assessments	62,320	62,400	66,300	70,110	75,660	77,220
Reserve Expenses-Painting	(47,174)	(71,242)	(74,469)	(54,160)	(93,262)	(104,751)
<b>Reserve Estimated Ending Balance</b>	54,796	45,106	33,978	49,642	32,204	5,803

