



RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MEETING
Wednesday, September 24 2025
Ranch House Conference Room & Zoom
Meeting Minutes - Final

Executive Board of Directors

Michael Banbury, President *Via Zoom*
John Lund, Vice President *absent*
Todd Richmond, Co-Treasurer
absent
Carl Hostetter, Co-Treasurer
Ben Johnston, Secretary
RJ Spurrier, Director *Via Zoom*
Laura Hanssen, 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 *Via Zoom*
Travis Green, Facilities & Grounds Superintendent

Homeowner Attendees

Via Zoom:
Krys Greenwood
Cathey Cooney

I. Call to Order- Establish Quorum

Board Co-Treasurer, Carl Hostetter called the meeting to order at 5:30 pm. A Quorum was established.

II. Approval of Minutes

MOTION: Board Secretary, Ben Johnston and Board Director Laura Hanssen motioned and seconded the approval of meeting minutes of the RVRMA Executive Board Meeting held on August 27, 2025.

III. Public Comment

There was no public comment

IV. Month End Financial Review

RVR Controller, James Maguire presented a financial report for August and year-to-date. In August, the net variance between the budget and actual bottom line was only \$70. Total income for the month was \$256,334, which fell short of budget

by (\$9,282). Costs of Goods Sold closed at \$35,893 out of a budgeted \$38,600, a savings of (\$2,707). Expenses closed at \$225,871, or (\$6,505) versus the budget of \$232,376, also helping to offset softer revenues. This result brings the year-to-date net surplus to \$3,292.

Carl Hostetter thanked James for a great job collecting the special assessment from homeowners. James mentioned that all special assessments have been collected, with only one homeowner on a payment plan.

- **Fees for 2026 Budget.**

The fee schedule agenda item was taken out of order and discussed earlier since James already had the schedule displayed on the screen. The board discussed fee increases for various services, including irrigation, DRC construction, and group fitness classes. Ashley explained that some fees were adjusted to account for inflation and to cover some costs, such as higher water usage due to fewer empty lots. The group fitness class fee was increased to \$4, and there was a brief discussion about potentially offering unlimited membership options. Ali mentioned that there may be challenges with the administrative piece to offering a monthly membership, but she could look into it. Ashley explained that the fee increases for fitness classes aren't meant to cover the full cost of running them.

RJ raised concerns about the fairness of current water usage and fees, particularly noting that custom homes may use significantly more water than settlement or Old Town neighborhood homes for example. RJ also brought up the need for long-term infrastructure funding, suggesting that future water shortages could require significant upgrades. RJ shared that he had three main concerns on the topic: **1. Fairness 2. Reasonableness and 3. Long term infrastructure.**

Travis discussed the challenges and costs of implementing pressure reduction valves and other water-saving measures across the community. Travis noted that he's glad to help with improvement efforts and work with RJ to brainstorm ideas. Ben Johnston suggested reaching out to homeowner Peer Ericson, noting that he has valuable knowledge on the topic.

V. Management Update

- **General Manager Report- Ashley Lynch**

Ashley shared that irrigation blowouts in the community are scheduled to begin the first week of October. He also said that the leaf dumpster is scheduled to be installed in the Ranch House parking lot on September 29.

Ashley then introduced the topic of the painting policy for the Old Town and Settlement neighborhoods, specifically addressing the \$750 siding allowance. He explained that the Old Town Advisory Committee had decided to eliminate the siding allowance. The policy document will need to be updated, reviewed by the HOA's attorney, and presented at a future board meeting. Ashley added that there is some time to address this, as Old Town is in an "off year" in 2026.

Laura Hanssen commented that there have been some misunderstandings in the neighborhood regarding the policy. She suggested that this presents an opportunity to educate Old Town homeowners on their responsibility to maintain their homes.

- **Programming & Community Engagement Report- Ali Royer**
Carl congratulated Ali for continuing a full event schedule through the renovation.
- **DRC Report- Jessica Hennessy**
- **Finance Report- James Maguire**
- **Facilities & Grounds Report- Travis Green**

VI. Old Business

- **Ranch House Renovation Update**

Ashley reported that the renovation project's permit application is still pending town approval, and he is hopeful that it will be ready by Friday, Sept. 26. The timeline is now pushed out and the large rec. pool will not be open for Memorial weekend. Lap lanes will also be delayed. Ashley went on to say that he met the new Town Manager, Ryan Hyland to discuss the permit delay and other topics.

Janis Leasure has been brought on for design input on the project. The mailroom dates are still holding firm. A temporary mailroom will be set up in the parking spaces closest to the Ranch House on October 15. All existing mailboxes will be relocated on Sunday, Oct. 26, and the process will be completed before Monday, Oct. 27. Mail pickup will be unavailable on Sunday, October 26 as boxes are moved.

- **Carbondale Agricultural Heritage Fund (CAHF) Update**

Ben Johnston gave an update on progress for CAHF. Ben shared that James Maguire will serve as the bookkeeper for the project. Ben added that he

believes that it would be convenient to have CAHF's banking operations at the same banking location as RVR's. Ben added that he did start working on the bylaws for CAHF and Jody Edwards agreed to serve as the attorney for CAHF. Ben said that he would need authorization to open the bank account for CAHF.

MOTION: Ben motioned to approve that James advance funds to CAHF for purposes of opening a bank account and paying the lawyer to review the bylaws that Ben wrote. Mike added into the motion that any other funds necessary to establish CAHF as an ongoing concern. Laura Hanssen seconded. The motion passed.

- **Investment Policy Amendment**

Ben shared that at the last meeting James and Ashley had done some work on the current investment policy to make it slightly more flexible. Ben went on to say that after he reviewed the document, he realized that the policy is rigid and restricting which is not typical for this type of policy.

The board agreed that it would be appropriate to approve the amended investment policy with more flexibility, allowing for immediate investment decisions while planning to adopt a completely restated policy at the next meeting.

MOTION: Ben motioned to approve the amended policy that was circulated to the community at the last board meeting and further circulate an amended and restated policy to the community for consideration at the October meeting. Laura seconded the motion. The motion passed.

VII. New Business

- **Fees for 2026 Budget**

This topic was discussed after the financial presentation.

VIII. Adjourn

- The meeting adjourned at 6:50 p.m.

IX. Executive Session

- Staff Wage Discussion