



## **RIVER VALLEY RANCH**

### **RVRMA EXECUTIVE BOARD MEETING Wednesday, April 22, 2026, Ranch House Conference Room & Zoom Meeting Minutes**

#### **Executive Board of Directors**

Michael Banbury, President *Via Zoom*  
John Lund, Vice President  
Todd Richmond, Co-Treasurer  
Carl Hostetter, Co-Treasurer  
Ben Johnston, Secretary  
RJ Spurrier, Director *Via Zoom*  
Laura Hanssen, Director

#### **Management Attendees**

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

#### **Homeowner Attendees:**

##### ***In Person:***

Steve Laverty

##### ***Via Zoom:***

Laurie Nelson

#### **I. Call to Order- Establish Quorum**

- Board Vice President, John Lund called the meeting to order at 5:30 p.m., at which time a quorum was established.

#### **II. Approval of Minutes**

- Board Secretary Co-Treasurers Todd Richmond and Carl Hostetter moved and seconded the approval of meeting minutes of the RVRMA Executive Board Meeting held on March 25, 2026. The motion passed unanimously.

#### **III. Public Comment**

- No homeowners came forward for public comment.

#### **IV. Month End Financial Review – James Maguire**

James Maguire, RVRMA Controller, shared a Financial Insight Report featuring

March budget versus actual results, reserve balances, and an update on renovation project funding.

March was the strongest month year-to-date, generating a net operating surplus of \$4,564 and reducing the year-to-date deficit to \$3,324. Results were supported in part by favorable early spring weather and increased tennis membership revenue due to earlier seasonal operations.

Total revenue came in slightly below budget for both the month (0.7%) and year-to-date (1.2%), driven primarily by lower-than-expected DRC fee income, which is not anticipated to improve in the near term. However, this shortfall has been largely offset by disciplined expense management and stronger performance in other operational areas.

Management has also implemented cost-saving initiatives, including a prepaid landscaping agreement and a new pool gas provider, which are expected to generate annual savings. At the same time, efforts are ongoing to address rising shared irrigation costs.

The renovation project continues to progress as planned, with Phase one expected to be completed within the next two months. Project spending and contingency usage remain within acceptable limits, and management remains confident the project will stay within budget. James shared a slide that featured actual spending to budget numbers. \$2,127,234 has been billed so far from RA Nelson. \$2,834,879 is yet to be billed for a total of \$4,962,113 incl. change orders. Other costs include architectural, engineering permits, legal and FF&E.

James shared that overall, the Association's financial position remains stable, with a continued focus on cost control, operational efficiency, and improving revenue performance as the organization enters the summer season.

## **V. Management Update**

- **General Manager Report- Ashley Lynch**  
Ashley highlighted that Jessica is helping to spearhead an initiative to clean up and update all policies and procedures as necessary (with board approval along the way). The term limit discussion would fall under this effort, as it would require amending the bylaws
- **Programming & Community Engagement Report- Ali Royer**  
Ali shared that the Easter party had a wonderful turnout. The gym has also added a new Peloton and elliptical.
- **DRC Report- Jessica Hennessy**
- **Finance Report- James Maguire**

- **Facilities & Grounds Report- Travis Green**  
Board Director, Laura Hanssen, asked if the water is on in Old Town yet and Travis confirmed that water is on everywhere in the community.

## VI. Old Business

- **Ranch House Renovation Update**

Ashley noted that the renovation is coming right along. The upcoming pool plastering was discussed, work scheduled for April 28 and 29. It was also shared that the pool furniture delivery has been delayed and that the worst-case scenario, furniture will be delivered in early June.

Ashley also noted ongoing painting and maintenance work on the south side of the building and waterfall repairs. A potential party was discussed once furniture and East Wing Edition installation is complete, though timing remains uncertain.

Travis' team has begun landscape work around the Ranch House. Travis discussed plans to install Netafim underground irrigation systems, which conserve water by delivering it directly to the roots rather than spraying above ground. RJ added his perspective, noting challenges he's experienced with dirty water affecting his home's Netafim system. Travis shared that he has used this irrigation application many times and a good filter system is crucial for the system.

A potential party was discussed once the pool area and east wing are completed.

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

Ben Johnston noted that there is not much of an update at this time. All tax forms have been filed and organizationally they are in great shape. Currently group is holding off on accepting applications to the CAHF board.

- **Community Survey**

Ashley said that there is not a lot to share at the moment and he released a tentative draft survey to the board. Verbatims are currently being added by Robin, with plans to share it with the community soon.

- **Adjacent Lot Improvements**

Jessica recapped the adjacent lot improvements topic and noted that historically, the HOA has interpreted the governing documents (specifically the Master Declaration, section 3.4, “Residential Use and Occupancy”) says that each lot or unit shall be improved, occupied and used for single family residential purposes.

Ben shared that Article Three may give some latitude due to unique/change of circumstances such as fire safety. The board discussed the possibility of allowing fire wise and water-wise landscaping on unimproved lots through a variance process.

**Motion:** RJ moved to request the Design Review Committee to develop a draft amendment to the design guidelines describing criteria for this exception that the Board could then evaluate and vote on, which was seconded by Ben Johnston. The motion passed unanimously.

RJ added that he would be happy to participate in a brainstorm session with the DRC to help come up with a draft, Todd noted that he would also be happy to participate. The group agreed that such variances would need to meet requirements for fire wise and waterwise improvements and would be subject to DRC review before board approval.

Ben shared that a homeowner would have to apply for this sort of variance and the variance procedure would be followed and evaluated on a case-by-case basis. Mike Banbury added that the lot would also need to be charged irrigation as part of the improvement, and everyone agreed.

## VII. New Business

- **Board of Directors Term Limits**

Ashley shared the results of the survey question regarding Board term limits:

Would you support the idea of limiting continuous service to 3 terms (9 years max)?

- 41% Fully Support
- 24% Somewhat Support
- 16% Neither Support nor Oppose
- 8% Somewhat Opposed
- 5% Very Opposed
- 7% Need to Learn More about This

The board discussed how they would advance a change on the current term limit policy based on the results of the survey.

RJ shared that he would like a more detailed vote that clearly outlines the costs and implications, particularly regarding the potential loss of very important board members. It was discussed that the board should stay away from advocating for a specific position on the topic.

It was clarified that the change would simply be a By Law update and could be reversed should the new policy not work. By Laws can be amended by the Board.

**MOTION:** John Lund and RJ Spurrier motioned to have Jeff Conklin, the HOA's attorney, draft a proposed By Law amendment with potential exceptions, and they will determine whether to vote on it immediately or put it to a member vote at an upcoming meeting. The Board voted unanimously to approve.

- **Waterwise Irrigation Discussion**

The group discussed water conservation measures for the RVR community, focusing on irrigation practices and potential restrictions. The implementation of a voluntary recommended water restriction with an alternate watering schedule based on address numbers was discussed.

RJ suggested that to conserve water we should start with the RVR community's 2.1 million square feet of irrigated property and proposed gathering data on the percentage used in the 10-foot bands around the community, costs of different irrigation approaches, and potential water savings to eventually develop a 10-year plan for reducing water usage. Todd supported the gathering of data for this effort noting that it could be a rough estimate.

James shared a 2025 Irrigation Water Usage slide show that highlighted irrigation water usage in 2025. The presentation focused on reconciliation and savings. Overall, the analysis demonstrates a clear, incremental relationship between reduced water use and measurable cost savings, reinforcing that conservation efforts can produce steady but moderate financial benefits.

**Motion:** A motion was made to recommend a voluntary, alternating watering schedule for the community based on address numbers, effectively encouraging every-other-day watering. The motion also included providing residents with a defined set of water-wise practices to support conservation efforts. The motion was made by Laura and seconded by RJ and Todd. The motion carried.

The group agreed that Travis should proceed with implementing mulch and Firewise landscaping, including a five-foot rock border adjacent to the building. It was also noted that the View From the Board publication would be an effective platform for communicating RVR's water conservation strategies and community-wide recommendations.

**VIII. Adjourn**

The meeting adjourned at 6:57 p.m.

**IX. Executive Session**

The Board entered Executive Session to discuss personnel matters.