RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MEETING
Wednesday, July 22, 2026
Ranch House Conference Room & Zoom
Meeting Minutes DRAFT

Executive Board of Directors
Michael Banbury, President
John Lund, Vice President
Todd Richmond, Co-Treasurer ***absent***
Carl Hostetter, Co-Treasurer
Ben Johnston, Secretary
RJ Spurrier, Director
Laura Hanssen, Director
Welcoming Alexander "Z" Hoffman

Management Attendees
Ashley Lynch, General Manager
Jessica Hennessy, Director of Community Services
James Maguire, Controller
Casey Miller, Director of Programming & Community Engagement ***absent***
Travis Green, Facilities & Grounds Superintendent

Homeowner Attendees
Via Zoom:
Marlene Maddalone
Michael Rubinstein
Mike Brinson
In Person:
Julie Lund

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

Board Co-Treasurer Carl Hostetter and Board Director, Laura Hanssen, moved and seconded the approval of meeting minutes of the RVRMA Executive Board Meeting held on June 24, 2026. The motion passed unanimously.

III. Election Update

- **Announce Election Results**
  President Michael Banbury announced that, because the number of candidates did not exceed the number of open positions, the election was uncontested and the candidates were elected by acclamation. The Board of Directors recognized and thanked outgoing Board member Carl Hostetter

for his many years of dedicated service to the Association, including his contributions to numerous Board initiatives and renovation projects.

- **Appoint Officers**
  The Board appointed officers for the coming year as follows:
  - President: Michael Banbury
  - Vice President: John Lund
  - Secretary: Ben Johnston
  - Treasurer: Todd Richmond

  All appointments were approved by unanimous consent.

IV. Public Comment

- No public comments were received.

V. Month End Financial Review

The detailed financial review was deferred to the Annual Meeting immediately following the Board meeting.

VI. Management Update

- **General Manager Report- Ashley Lynch**
  Ashley Lynch asked if the Board had any questions regarding the written General Manager Report.
  Discussion included:
  - Installation of the second neighborhood light pole.
  - Xcel Energy has authorized the installation; scheduling is pending following payment processing.
  - Installation is anticipated within the next couple of months.
- **Programming & Community Engagement Report- Casey Miller**
- **DRC Report- Jessica Hennessy**
  Jessica Hennessy reported that:
  - The Design Review Committee recently discussed requested fence variances within the Old Town neighborhood.
  - Directors Laura Hanssen and Todd Richmond participated in the discussion.
  - The topic involves balancing homeowner privacy, neighborhood consistency, and new Wildfire Resiliency Code requirements.
  - The Old Town Advisory Committee (OTAC) has expressed support for limited six-foot fence variances in certain locations.
  - Additional discussion will continue with the DRC, and a recommendation may be presented to the Board at the August

meeting.

- **Finance Report- James Maguire**
  James Maguire reported that:
    - June produced the strongest revenue performance of the year.
    - Increased revenues were driven by recreation programming, DRC activity, and higher-than-anticipated property transfer fees.
    - Year-to-date financial performance is tracking very close to budget.
    - Following review of Phase One renovation costs, management remains confident reserve balances will remain above the targeted minimum through completion of the project.
    - Phase One renovation contingency expenditures remain below budget, providing flexibility for Phase Two.
- **Facilities & Grounds Report- Travis Green**
  Travis Green referred the Board to his written report and had no additional updates.

VII. Old Business

- **Vacant Lot Improvement Policy**
  Jessica noted that, in accordance with RVR's Policy Adoption Process, the required community review period had concluded, and the Vacant Lot Improvement Policy was presented to the Board for consideration and adoption.

  John Lund and Laura Hanssen motioned and seconded the approval of the Vacant Lot Improvement Policy. The motion carried unanimously.

- **Ranch House Renovation Update**
  Ashley Lynch provided an update on the Ranch House Renovation project.

  Highlights included:
    - Phase Two is anticipated to begin the week following Labor Day.
    - Phase One concluded under contingency projections, with approximately half of the contingency budget utilized.
    - Management will provide a more detailed renovation update during the Annual Meeting.
    - Preliminary discussion was held regarding temporary winter access to the lap pool during Phase Two, including the possibility of a temporary access point through the construction area until the new locker rooms are completed.

VIII. New Business

There was no new business

IX. Adjourn

There being no further business, the meeting adjourned at **5:48 p.m.**