



RIVER VALLEY RANCH

RVRMA EXECUTIVE BOARD MEETING

Wednesday, Aug. 26, 2026

Ranch House Conference Room & Zoom

Meeting Agenda

Executive Board of Directors

Michael Banbury, President
John Lund, Vice President
Todd Richmond, Co-Treasurer
Ben Johnston, Secretary
RJ Spurrier, Director|
Laura Hanssen, Director
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
Travis Green, Facilities & Grounds Superintendent

I. Call to Order- Establish Quorum

II. Approval of Minutes

- Approval of Meeting Minutes of the RVRMA Executive Board Meeting held on Wednesday, July 22, 2026.

III. Public Comment

- Comments in public comment are for agenda items only.

IV. Month End Financial Review – James Maguire

V. Management Update

- General Manager Report- Ashley Lynch
- Programming & Community Engagement Report- Casey Miller
- DRC Report- Jessica Hennessy
- Finance Report- James Maguire

- Facilities & Grounds Report- Travis Green

VI. Old Business

- Ranch House Renovation Update
- CAHF

VII. New Business

- Budget Timeline

VIII. Adjourn



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

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.**

DRAFT



**August 2026
General Manager's Report
Governance/Operations**

- Please refer to the renovation report for important updates on construction.
 - Phase 2 of the renovation will starting soon.
- We have replaced a light pole in an MCA off Crystal Bridge Drive, near the golf course road that connects to Heritage Drive/Crystal Bluffs. The cost for that pole was just over \$9,000.
 - We are now replacing that same style pole in front of the Ranch House next to RVR drive.
 - I do not have an ETA on that new pole as of yet.
- We have begun our budget process to formulate the 2027 RVRMA budget draft. We included the 2027 budget timeline in this board packet.
- On 8/25 I will be participating in an EcoFlight over the Crystal River to discuss the potential of upgraded diversions (headgates) off of the Crystal River. This is an initiative led by the TOC.

Staffing

- We are fully staffed for season. Great job to Casey for pulling off her first summer season! It was a busy one.

Sub-Associations and Neighborhoods

- **The Boundary** — Oct 15 Quarterly Board Meeting (Ratification of the 2027 budget)
- **Crystal Bluffs** — A board meeting was held Aug 19th with their community manager, Preferred Properties.
- **The Fairways** — No updates.
- **Old Town and the Settlement**
 - Old Town has a year off from painting. We are doing siding repairs and painting 11 homes in the Settlement this year. This work is underway, with two homes remaining.
- **Thompson Corner**
 - TC held its annual meeting March 18.

Ranch House 8.26.26 Casey Miller, Director of Programming & Community Engagement

Ranch House Usage – July 2026 Summary

In July 2026, the Ranch House recorded 5,757 total check-ins, compared with 5,721 in July 2025, representing a year-over-year increase of 36 check-ins, or approximately 0.6%.

A total of 974 unique individuals checked in during July 2026, with 25 individuals visiting 20 or more times throughout the month. Of the total check-ins, 333 were associated with Thompson Corner or ADU memberships and 536 were associated with tennis memberships.

During the month, a total of 1,301 guest visited the Ranch House - 842 adults, 457 children and 2 tennis guests.

Staff

We have started to say goodbye to many of our summer teammates as they return to school. The August schedule for both the Snack Bar and pool proved challenging, with fall sports beginning early and end-of-summer travel impacting staff availability. Despite those challenges, we were able to maintain Tuesday–Sunday Snack Bar and lifeguard operations through August 16.

We have now transitioned to weekend-only lifeguard coverage through the end of August, with Sunday, August 30 serving as the final day for both lifeguards and the slide. Due to staffing limitations, the final day of Snack Bar operations for the season will be Saturday, August 29.

Fitness

We have welcomed a new water aerobics and fitness instructor through TAC, Laurie, who has taken over the Thursday H2O Resistance & Core class from JoAnn. JoAnn will continue teaching on Tuesdays, while the change gives her some additional flexibility. Laurie has also been subbing for other classes and has received great feedback so far!

We are continuing to encourage owners to register for classes in advance to help prevent cancellations due to low enrollment. We have shared reminders in the Friday newsletters and at the Front Desk, as we have had some owners arrive for classes without realizing they had been cancelled. Advance registration gives us a more accurate picture of attendance and can often make the difference in whether a class is able to run.

Day	Time	Location	Class	Instructor
Monday 8/24				
	8:00 - 9:00 AM	ZOOM	Qigong: Moving Meditation	Cari
	8:00 - 9:00 AM	Studio	Pilates for Everyone	Alexandra
	9:30-10:30 AM	Studio	Strong & Stable	Nicole
Tuesday 8/25				
	6:00-7:00 AM	Studio	PEAK Fitness	Gavin
	8:00 - 9:00 AM	Studio	Gentle Slow Flow Yoga	Anthony
	9:00 - 10:00 AM	Rec Pool	H2O Resistance & Core Class	JoAnn
	9:30-10:30 AM	Studio	HIIT	Lauren
	5:30 - 6:30 PM	Lap Pool	Master Swim	Dave
Wednesday 8/26				
	8:00 - 9:00 AM	ZOOM	Qigong: Moving Meditation	Cari
NEW CLASS!	8:00-9:00 AM	Studio	Ride & Strength	Parker
	9:15-10:15 AM	Studio	Gentle Slow Flow Yoga	Shelly
	4:00-5:00 PM	Studio	Pilates for Everyone	Johnna
Thursday 8/27				
	6:00-7:00 AM	Studio	PEAK Fitness	Gavin
	7:30 - 8:30 AM	Studio	Vinyasa Flow Yoga	Shelly
	9:00-10:00 AM	Rec Pool	H2O Resistance & Core Class	Laurie
	12:00 - 1:00 PM	Studio	Dynamic Conditioning	Gavin
	4:00 - 5:15 PM	Studio	MFR + Recovery Yoga	Lindsay
	5:30 - 6:30 PM	Lap Pool	Master Swim	Dave
Friday 8/28				
	8:00 - 9:00 AM	Studio	Gentle Slow Flow Yoga	Shelly
	9:30 - 10:30 AM	Studio	Cycle + Strength	Mellie
Saturday 8/29 <i>No classes - Happy Saturday!</i>				
Sunday 8/30				
	4:30 - 5:30 PM	Studio	Restore & Renew Yoga	Ellen

Tennis

As of August 20, 2026, we have 62 tennis memberships, compared with 64 at the same time last year. Current memberships include 54 individual memberships and 8 family memberships.

Children's tennis camps have now wrapped up for the summer and were a great success, with many camp days reaching full capacity.

Events & Programming Update

The Annual Meeting was a success, with approximately 200 attendees—about 130 in person and 70 joining via Zoom. We believe the strong Zoom attendance was influenced by threatening weather and a potential flash flood alert that was issued about an hour before the event. Fortunately, the weather held, and we were treated to a beautiful evening.

The menu was well received and included a good variety of vegetarian and gluten-free options. We did receive feedback requesting additional gluten-free selections for future events, which we will keep in mind when planning next year's menu.

On July 29, Don Marlin gave a well-attended geology presentation focused on our local environment's geological past, as well as potential future geological events.

On July 31, we hosted a mixer for community members interested in connecting with others to play Mah Jongg and Bridge. We have since received positive feedback from attendees, including reports of new games and connections that have grown out of the opportunity to meet.

On August 18, Kelly and Z Hoffman presented a session on estate planning, with a strong connection to homeownership and preparing loved ones for the future. The presentation was attended by 16 community members.

Upcoming Events

- August 29th – 2pm-4pm- End of Summer Splash. A small end of summer celebration with crafts and a "Slide Champion" event where we will see who can get the most laps on the slide, while following the rules, in a time period!
- September 8th – Phase 2 will kick off of the renovation, waiting to schedule additional events until we have a better idea of flow and impact
- Planning to schedule a wine/cocktail tasting event with Chris Becker towards the end of September

DRC Report, - August 2026

Jessica Hennessy

August DRC Activity

The DRC has held one meeting to date in August. During the August meeting, the Committee reviewed a new design submittal for a project on Perry Ridge Drive.

A key topic of discussion this month was the Town of Carbondale's permitting requirements for fence replacements and the new Wildfire Resiliency Code. The Town's Building Official joined the Committee for this portion of the meeting to discuss the new requirements, answer questions, and provide additional context on how they may apply to fence replacement projects. The Town has advised that fence replacements will require a permit, and properties within the applicable wildfire hazard area will need to comply with the new code.

The DRC also discussed how these requirements may affect fencing in Old Town. Some details are still being worked through, and the DRC is open to considering appropriate materials and designs on a case-by-case basis rather than establishing a specific list of approved fencing materials.

Currently, three Old Town homeowners are considering full fence replacements. These projects will likely introduce new fencing styles and materials designed to meet wildfire requirements.

August 2026 Reviews:

- V11, 741 Perry Ridge | Review: First Preliminary Review

DRC Numbers August 2026:

- There have been **56** Administrative Review Applications processed so far this year (There were **108** in Aug. 2025).
- There are currently **Nine** homes in the construction phase (from breaking ground to the final inspection phase/closeout).
- There are **three** applicant in the Preliminary Design Review phase.
- There are **six** applicants finalized by DRC and waiting on permits from the Town of Carbondale.



Executive Summary

On the operating side, July ended with a \$1,129 unfavorable variance to budget, representing just 0.4% of the month's budget. This brings the Association's year-to-date deficit to \$4,694, or approximately 0.3% of the year-to-date budget. Overall, operating results remain closely aligned with budget. Based on our updated forecast for the remainder of the year, it may be challenging to finish the year with a surplus; however, we currently expect year-end results to remain within approximately 1% of budget, potentially ending with a modest deficit.

On the reserve side, we are preparing to begin Phase II of the renovation project shortly after Labor Day. Several Phase II change orders have already been approved, reducing the project's original \$500,000 contingency to approximately \$100,000, subject to several variable costs that have not yet been finalized or approved. Provided additional costs remain within the remaining contingency, we expect the overall project to be completed within budget. Most of the project's highest-cost components have already been completed, which reduces the likelihood of significant unforeseen change orders during the remaining work. However, we anticipate that much, if not all, of the remaining contingency could be utilized by the time the project is completed in spring 2027.

Revenue Analysis

July income totaled \$285,160 compared with a budget of \$292,149, resulting in a shortfall of \$6,989. However, \$7,500 of this variance was attributable to the decision not to charge a fee for this year's Fourth of July event. This reduction in revenue was more than offset on the expense side, where Community Events came in \$9,126 under budget as a result of holding a potluck rather than providing catered food.

DRC fee income was approximately \$4,950 below budget. These shortfalls were partially offset by stronger-than-expected performance in several other revenue categories. Food and beverage sales exceeded budget by \$2,953, while membership income was \$2,036 above budget. Tennis lesson revenue was remarkably close to budget, with actual income of \$30,999 compared with a budget of \$31,000—a difference of just \$1.

Year to date, total income is \$1,794,829 compared with a budget of \$1,807,693, resulting in a shortfall of \$12,864. Nearly all of this variance can be attributed to lower-than-budgeted DRC fee income..

Expense Analysis

Cost of goods sold for July totaled \$47,649 compared with a budget of \$57,853, resulting in savings of \$10,204. These savings came from a combination of lower concession purchases, credit card fees, and tennis-related costs.

Operating expenses for July totaled \$285,673 compared with a budget of \$281,328, resulting in an unfavorable variance of \$4,345. Personnel costs were \$7,756 over budget, primarily due to additional contract labor needs. As noted earlier, Community Events expenses were significantly under budget, helping offset some of these higher costs. We also experienced increased outsourced cleaning expenses during the month due to internal staffing and scheduling needs.

Year to date, total expenses are \$1,619,717 compared with a budget of \$1,613,162, resulting in an unfavorable variance of \$6,555, or just 0.4%. Shared irrigation costs with the golf course continue to place pressure on



expenses and are currently nearly \$20,000 over budget year to date. We have been able to offset much of this variance through savings in grounds maintenance; however, other unanticipated costs, including legal fees and contract labor, are creating some additional pressure on overall spending.

Budget vs. Actual — Bottom Line

July ended with a deficit of \$1,129, bringing the year-to-date deficit to \$4,694. Despite the shortfall, year-to-date results remain very close to budget, with the deficit representing only 0.3% of the approximately \$1.613 million year-to-date budget. Overall, the Association continues to operate substantially in line with budget expectations.

Reserve Fund

Reserve activity was relatively limited during July. The Association began the month with a total Reserve Fund balance of \$2,750,288, comprised of \$1,854,662 in Capital Reserves and \$895,626 in Special Assessment funds. During July, the Association added \$52,630 in reserve assessments and earned \$7,175 in interest income, while reserve expenditures totaled just \$10,094. Of those expenditures, \$8,755 was charged to Capital Reserves and \$1,339 to the Special Assessment Fund.

After accounting for these additions and expenditures, the Reserve Fund increased by \$49,711 during the month, ending July at \$2,799,999. The July 31 balance consisted of \$1,905,712 in Capital Reserves and \$894,287 in Special Assessment funds.

Cash and Investment

As of July 31, the Association held \$113,490 in its Wells Fargo operating account and \$3,112,065 in its Edward Jones investment accounts. Of the funds held at Edward Jones, approximately \$1.7 million was invested in certificates of deposit, \$1.023 million was held in a money market mutual fund, and \$388,475 represented construction deposits.

The Reserve Fund and Edward Jones balances measure two different aspects of the Association's financial position. The Reserve Fund represents the accounting balance of funds designated for reserve purposes after contributions, investment earnings, and reserve expenditures, while the Edward Jones balance reflects the actual cash and investments held in those accounts. As a result, the Edward Jones total also includes funds outside of the Reserve Fund, such as construction deposits and other designated cash holdings.

Conclusion

Overall, the Association remains in a solid financial position through July. Operating results continue to track very closely to budget despite continued pressure from lower DRC revenue and several expense line items. While current projections suggest the year may end with a modest deficit, we expect the final variance to remain within approximately 1% of budget. The Reserve Fund also remains strong as we prepare to begin Phase II of the renovation project, with the overall project still expected to remain within its approved budget.

River Valley Ranch Master Association
Profit & Loss Budget Performance
July 2026

	July	Budget	YTD Actual	YTD Budget	Annual Budget
Income					
Assessments - Operating	200,557	200,559	1,403,916	1,403,913	2,406,700
Homeowner Reimbursable Assessments	11,603	11,500	89,704	82,900	142,400
Memberships	15,369	13,333	51,925	53,331	85,000
Swim & Fitness	5,395	5,207	18,702	16,949	28,000
Tennis	30,999	31,000	151,558	150,000	206,000
Design Review Committee	1,753	6,700	24,614	46,700	80,000
Other Income	19,483	23,850	54,411	53,900	79,000
Total Income	285,159	292,149	1,794,830	1,807,693	3,027,100
Cost of Goods Sold					
Swim & Fitness	8,405	7,533	42,851	45,031	73,700
Tennis	30,769	37,620	99,082	106,520	170,800
Concessions	6,795	8,700	21,728	24,900	29,000
Credit Card Fees	1,680	4,000	13,066	15,000	20,000
Total COGS	47,649	57,853	176,727	191,451	293,500
Gross Profit	237,510	234,296	1,618,103	1,616,242	2,733,600
Expense					
Personnel	164,986	157,230	978,539	970,790	1,682,300
Grounds	38,234	39,266	207,623	225,970	349,400
Irrigation	15,691	12,716	102,992	84,220	135,300
Ranch House Expenses	15,964	12,640	96,643	87,030	157,800
Utilities	14,257	13,791	74,437	76,737	131,500
Administrative	12,970	12,135	92,354	83,865	144,300
Finance	336	300	2,115	2,100	8,000
Design Review Committee	3,313	3,000	21,658	22,000	37,000
RVR Community Expenses	19,923	30,250	43,355	60,450	88,000
Total Expense	285,674	281,328	1,619,716	1,613,162	2,733,600
Net Operating Surplus / Deficit	(48,164)	(47,032)	(1,613)	3,080	0

RVRMA Reserve Activity
July 2026

	July Actual	July Budget	YTD Actual	YTD Budget	Annual Budget
Reserve Income					
Reserve Assessment Income	52,630	52,630	368,410	368,410	631,560
Investment Interest Income	7,175	4,000	89,957	60,000	80,000
Total Reserve Income	59,805	56,630	458,367	428,410	711,560
	Capitla Reserve	Special Assess.	Total RVRMA		
Reserve Balance July 1	1,854,662	895,626	2,750,288		
Income - Reserve Dues & Interest	59,805	0	59,805		
Spending	(8,755)	(1,339)	(10,094)		
Reserve Balance July 31	1,905,712	894,287	2,799,999		

River Valley Ranch Master Association

Public - Balance Sheet

As of July 31, 2026

ASSETS

Current Assets

Checking/Savings

Wells Fargo - Operating 113,490

Edward Jones - Savings & CD's 3,112,065

Total Checking/Savings 3,225,555

Accounts Receivable

HOA Dues A/R 8,391

DRC A/R 656

Special Assessments A/R 1,315

Total Accounts Receivable 10,362

Other Current Assets

Inventory 7,187

Undeposited Funds 1,290

Interest Receivable 13,516

Prepaid Expenses 300,054

Total Other Current Assets 322,047

Total Current Assets 3,557,964

Fixed Assets 604,338

TOTAL ASSETS 4,162,302

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable - Vendors 88,302

Accounts Payable - Payroll 69,489

Accounts Payable - Payroll Tax 5,936

Accounts Payable - P&D Deposits 384,000

Total Accounts Payable 547,727

Credit Cards

Wells Fargo Credit Card 7,709

Total Credit Cards 7,709

Other Current Liabilities

Retainage Payable - Renovation 17,391

Interest Payable - P&D Deposits 4,319

Prepaid HOA Dues 26,055

Prepaid Income - DRC Fees 43,773

Prepaid Income - Tennis 11,515

Sales Tax Payable 1,881

Conservation Fund Payable 5,438

Payroll Liabilities 1,635

Total Other Current Liabilities 112,007

Total Current Liabilities 667,443

Total Liabilities 667,443

Equity

Reserves - RVRMA 2,799,999

Reserves - Old Town & Settlement 90,245

Prior Operating Fund 1,058,167

Transfers to from Reserves (604,204)

Retained Earnings 154,302

Net Income (3,651)

Total Equity 3,494,858

Rounding 1

TOTAL LIABILITIES & EQUITY 4,162,302

I am pleased to provide an update on the recent grounds and facilities activities at River Valley Ranch.

Irrigation: We are reducing our watering throughout the community and will continue to do so into the fall. Check the programming on your controllers at home and help us save water. If you see an irrigation issue, please email me with a precise description of the location; photos are always best when possible.

Trees: The team is focusing on tree and shrub pruning throughout the community; we will be removing some dead Aspen around the ponds. The last Ash tree of Phase II of the EAB plan has been removed. Stump grinding will take place later this fall.

Weed Control: We have canceled the final herbicide application for this year; empty lots will be sprayed soon.

Maintenance Shop: Our maintenance building has been delivered, and the installation should begin soon. Please use the front entrance to access the tennis courts and please avoid walking dogs through the shop yard during this time.

Flowers: Our hanging baskets are thriving this season; we use Natures Source plant food one time per week to keep them happy.

It's a pleasure to be a part of the RVR community. Thank you.

Travis Green
Landscape and Facilities Superintendent

August 2026 Renovation Updates

To view previous renovation updates for historical context, you can view the posted versions on the RVRMA website (on the top banner of the homepage).

Phase 2

Phase 2 will begin on Tuesday, September 8, 2026, the day after Labor Day. The first priority will be demolition and renovation of the main-floor locker rooms in the Ranch House (RH).

All Ranch House amenities will remain available during Phase 2. However, while the main locker rooms are closed, members will use the family changing rooms and restrooms in the East Wing.

During the initial work, the areas to the left as you enter the Ranch House will remain open and accessible. The Great Room and East Wing will be fully available, and the second floor can be accessed using the stairwell next to the offices.

The pools, weight room and fitness facilities will remain open, and we expect fitness classes to continue without interruption. At times, however, construction noise and temporary electrical or plumbing interruptions may be unavoidable. We will provide advance notice whenever possible.

Once work on the main locker rooms is complete, they will reopen. The temporary partitions will then likely be adjusted to direct members to the right as they enter the building.

Temporary Entrance

During the week of September 7, the Ranch House entrance will be temporarily relocated while RA Nelson builds an interior partition. Members are expected to enter through the rear gate near the East Wing Addition and will be checked in as they approach the covered patio.

Coffee, Tea and Refreshments

Coffee and tea service will continue throughout the renovation. During the first week, service will be available on the covered patio outside the East Wing. Afterward, we plan to provide coffee and tea near the mailroom entrance.

Refreshments will remain available for purchase from the front desk, regardless of its temporary location.

Graphic key: The area highlighted in yellow will remain open during the first portion of Phase 2. The red arrow indicates the temporary entrance members will use during the week of September 7 while the interior partition is constructed.



Financials

Please refer to James Maguire's financial presentation for updates on renovation expenditures. We remain on target with our budgeted expenditure.

Timeline for the 2027 Budget

Note: some dates are subject to change

Task	July	August	September	October	November	December
Complete end of year forecast		Fri 8/28				
Discuss Fees for Next Year (September Board Meeting)			Wed 9/23			
Release of Budget Summeries to Community				Fri 10/9		
Hold Public Sessions for Budget Feedback/Q&A				Wed 10/14		
Hold Public Sessions for Budget Feedback/Q&A				Thu 10/15		
Present Proposed Budget at Board Meeting				Wed 10/28		
Revision of FINAL Budget with any Board changes				Fri 10/30		
Board of Direc Budget Ratification at Board Meeting					Wed 11/18	
Approved Budget Added to Website for Community Review + special mailing notifying homeowners of upcoming vote.					Fri 11/20	
Email Budget Ballot Via Survey Monkey (Minimum 14 days from public posting)						Fri 12/4
Board Meeting Final Budget Ratification						Wed 12/16