

RVRMA EXECUTIVE BOARD MEETING
Wednesday, July 27, 2022 at 5:30 p.m.
Ranch House Conference Room and Zoom Meeting

Executive Board of Directors

Gary Lesser, President
John Lund, Vice President
Todd Richmond, Treasurer
Ben Johnston, Secretary
Laura Hanssen, Director
RJ Spurrier, Director
Michael Banbury, Director

Management Attendees

Ashley Lynch, General Manager
James Maguire, Controller
Jessica Hennessey, Director of Design Review &
Admin. Services
Ali Royer, Director of Programming & Community
Engagement
Travis Green, Facilities & Grounds Superintendent

I. Call to Order- Establish Quorum

II. Approval of Minutes and the Consent Agenda

- Approval of Meeting Minutes of the RVRMA Executive Board Meeting held on Wednesday, June 22, 2022.

III. Election Update

- Announce Election Results
- Seat New Board Members
- Election of Officers

IV. Public Comment

- Comments in public comment are for agenda items only.

V. Committee Report

- Long Range Planning – detailed update at Annual Meeting (*info.*)

VI. Month End Financial Review – detailed update at Annual Meeting (*info.*)

VII. Management Update

- General Manager Report- Ashley Lynch
- Programming & Community Engagement Report- Ali Royer
- DRC Report- Jessica Hennessey
- Finance Report- James Maguire
- Outside Service Report- Travis Green

VIII. Old Business

- House Bill 222-1137 (*info.*)
- RVR Fence Maintenance & Repair Policy (*info.*)
- Short Term Rental (*info.*)

IX. New Business

X. Adjourn

RVRMA EXECUTIVE BOARD MEETING
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Homeowner Attendees

Sherry Stripling (*via Zoom*)
Garry Wesselink (*via Zoom*)
Stan Kleban (*via Zoom*)
John Krousouloudis (*via Zoom*)
Diane Cavarra (*in person*)
Wolf Gensch (*in person*)
Carl Hostetter (*in person*)

I. Call to Order- Establish Quorum, the meeting was called to order at 5:30 p.m.

II. Approval of Minutes and the Consent Agenda

Motion: Board President, Gary Lesser and Board Secretary, Ben Johnston moved and seconded the approval of the consent agenda and meeting minutes of the RVRMA Executive Board Meeting held on Wednesday, May 25, 2022.

III. Public Comment

- Homeowner, Wolf Gensch, commented on the RVR Fence Policy agenda item and discussed how we can best communicate the proposed policy to the community.

IV. Committee Report

• **Long Range Planning**

John Lund gave a verbal report on Long-Range Planning. John highlighted the survey that was recently put out to the community indicating that the McMahon

group will be on site at the Ranch House on June 23. John also mentioned that an email will be sent to the community to ensure there is maximum participation. Preliminary survey results were sent out to the McMahon group. Ashley Lynch, RVR General Manager, then announced current Long-Range Planning Survey results compared to the recent Short Term Survey results: 138 respondents to Long-Range Planning survey so far and the Short-Term Survey had 311 people respond in total. There was then some discussion by the Board as how more survey participants could be reached. Board Director, RJ Spurrier, suggested that another reminder email should include a deadline for completing the survey. Board Treasurer, Todd Richmond, recommended posting signs in the mail room and other public areas. Board Vice President, John Lund, suggested preliminary results should be shared.

V. Month End Financial Review – James Maguire

James Maguire, RVR Controller, gave a financial insight presentation. First, James shared the budget versus actual income by month through May. James noted that in April, we were short by \$10,000 and in May we exceeded the budget by \$17,000. Much of this money came from DRC fees, which has been doing exceptionally well this year.

Next, James shared expenses budget versus actual by month. The totals presented included cost of goods sold. According to James May came in \$11,000 under budget and the trend over the last 5 months, spending has been very much in line with the budget.

Year-to-date, income is performing well at \$22,312 over budget, meaning we earned more than expected. In percentage terms, this constitutes only a 1.8% variance. Cost of goods sold are right on target. \$974 over budget is only a 1.2% variance. Expenses are still remarkably close to budget, only \$6,651 under which is again less than 1% variance.

James indicated that when all these numbers are combined – income versus expenses and budget versus actual, it boils down to \$27,989, which is the key metric. Anything over zero means we are running at net surplus compared to the budget. If we were at year-end, this would be the surplus amount added to the reserves. If this number goes negative, we have to take money from the reserves to cover the loss.

James then gave a quick overview of our Reserve account activity in May. The opening balance was \$1.749 million. \$33,000 was collected from reserve assessments and \$1,336 in interest income. The interest income increased from by \$1,000 since the previous month from our recent additional investment in CD's. Outgoing payments from reserves were \$2,300 in additional long term planning expenses and \$7,760 in pool deck concrete repairs. The ending reserve account balance was \$1.774 million.

VI. Management Update

- General Manager Report- Ashley Lynch
- Programming & Community Engagement Report- Ali Royer
- DRC Report- Jessica Hennessy
- Finance Report- James Maguire
- Outside Service Report- Travis Green

Todd Richmond asked what the estimated cost to repair the pool waterfall would be. James answered that it was between \$17,000 and \$20,000. There was some discussion as to when the waterfall would be repaired, and Ashley mentioned that Long-Range Planning may play a part on this repair. Todd encouraged us to not wait too long to repair. Ashley indicated that he would continue to dig into the pump situation and that he would act on a remedy if the Long-Range Planning took beyond a year.

Todd Richmond then asked about water usage. Travis Green, Facilities & Grounds Superintendent, noted that many community members do not appreciate brown grass. He continued to say that implementing a reduced water schedule would work best with strong community backing. Travis also said Triangle Park is on the automated system and water usage has been reduced there. Todd Richmond recommended messaging to the community that experimental water usage will be conducted in certain areas and asking the community to be patient as RVRMA worked through what water reduction schedule worked best.

RJ Spurrier mentioned trying to let grass in some areas grow taller to require less water as a tactic. Todd encouraged staff to be creative to find solutions for water reduction. Ashley mentioned that he appreciates the Board backing. Ashley said that staff could isolate some targeted areas to experiment on water reduction.

VII. Old Business

- **Fire preparedness**

Ashley highlighted an upcoming Ranch House event hosted by the Carbondale Fire Department and encouraged homeowners to attend. Ashley also talked about the dead tree initiative in common areas and encourages homeowners to address dead trees on their properties. Ashley emphasized that if an owner has a dead tree on their property, it is likely to get through administrative approval easily. John Lund

commented on providing some options for resources to homeowners for contractors.

- **Speeding Report**

Ashley reported that he met with Kirk Wilson, Town of Carbondale Chief of Police, and Gretchen Bell, Traffic Control officer, to discuss the topic of speeding. Ashley said that RVR continues to have radar detection devices in place. The data collected from the radar devices was shared with Kirk and Gretchen. Ashley shared that Kirk also mentioned that the Carbondale Police Department is currently understaffed, and it can be difficult for them to find coverage. However, Chief Wilson still promised to provide more coverage.

- **House Bill 222-1137**

John Lund commented that according to the May Board Minutes a draft policy is needed for the changes on House Bill 222-1137, but due to many other pressing items, the draft policy was not ready for presentation at the June meeting. Ashley announced that a 30-day notice is required before a new policy and procedure is put into effect. Ashley believes that a draft copy could be produced in about a weeks' time. Board Secretary, Ben Johnston stated that we should get policies corrected as fast as we can, but as long as we are aware of the policy, we are ok. He emphasized that the biggest item on the Bill is the 30-day cure period for homeowners before the HOA can fine them. Ashley believes he doesn't foresee us having many issues with enforcing fines because we don't fine much.

Gary asked if we are able to have a draft policy by the July meeting and have it adopted at August meeting. Ashley agreed that timeline was doable.

- **Enforcement Hearing Committee**

Gary shared that at the last board meeting, the board approved the establishment of an Enforcement Hearing Committee. Gary continued to say that the next step would be to establish a chairperson for the committee. Gary recommended Board Secretary, Ben Johnston, should be the chairperson of the Committee. Ben accepted the role as chair of the committee.

Motion: Gary Lesser moved to establish Ben Johnston as the chair of the enforcement committee, with the authority to populate the committee as he deems necessary, in keeping with the already established RVR Enforcement Policy, which requires a committee to hear appeals requested by homeowners. RJ seconded the motion, the motion carried.

- **RVR Fence Maintenance & Repair Policy**

John Lund shared that there is a draft version of the fence policy created by the

fence committee. Ashley announced that the policy will be posted for the public to read, and a special mailing will be released featuring the policy as well. Ashley emphasized that the Fence Policy affects the whole community but maybe more so in Old Town. The policy does define fence line responsibility and it is written that fences which are defined as homeowner responsibilities would include fences that “enclose an owners’ lot or unit.” Ashley also said that there is a lot more in the policy besides that snippet but that is one of the bigger topics that is covered in the policy.

Ben added that another important item to be aware of would be the topic of public-facing fences given the history of the HOA staining fences of this kind before. Ben noted that the policy states, “with respect to any fence that borders Master Common Areas, a public street, the golf course or that has a particular public facing component, RVRMA may, in its sole discretion and its expense, replace, stain, or repair the public-facing aspect of such fence.”

Laura Hansen asked about the “no staining or painting” piece in the policy. Laura was curious why a homeowner couldn’t stain their fence. There was then discussion with the board whether they should consider allowing owners to stain their fences. Laura gave the example that she has portions of her fence that are brand new and portions that are older. Laura proposed that if she wished to put off replacing the old fence in the areas that are needed, could she stain the whole fence to help it look consistent and more aesthetically pleasing. Laura noted that this would likely be a common scenario in the Old Town Neighborhood.

Ben thought it was a good idea to kick the topic to the DRC so that they can address which fences can and cannot be stained.

John announced that the board would not approve the fence policy until the DRC can take a look at staining fences in RVR. Jessica said she would put the topic in front of the DRC for discussion at the July 30 meeting.

John announced that the policy would be tabled for the time being while DRC investigated the staining recommendation.

- **Strategic Plan**

- **Aspirational Statement**

There was discussion around which aspirational statement the board should adopt from the working session. All proposed Aspirational Statements can be found in the June board packet. The majority of the group favored the #1 abbreviated version and #4 medium length statement as a supplemental version.

Motion: John and Gary motioned and seconded to use the short #1 aspirational statement and #4 medium length version as a supplement for those who want to use it. The motion carried.

- **Further Steps Recommended by Andrea.**

John briefly went over the current junction the board was in regarding strategic planning. Which involved 6 objectives assigned to board members and staff to become the Champion or leader for each objective. A special forces person was also assigned to each objective as the champions support person. John ended by asking how the board can take the strategic plan and best implement it.

- **Engage Andrea for Further Support?**

Gary posed the question, is the board was set up properly to achieve their strategic goals, or would they need to re-think how those goals are reached? Gary proposed engaging Andrea for further support. Gary reminded everyone that Andrea made a proposal to the board at the May 25 work session, where she would work with the board on a regular basis over the next year and hold them accountable to the goals.

Gary then recommended the board consider engaging Andrea specifically for needs the board identifies – in order to execute the strategy.

Motion: Gary and RJ motioned and seconded to authorize an hourly personal services contract with Andrea Palm-Porter to support RVR strategic planning and execution, not to exceed \$10,000. The contract would cover the period of June 2022 through December 2023. Ben Johnston and Todd Richmond proposed a reduced amount to not exceed \$5,000. The motion passed with the amount of \$5,000.

John Lund recommended that the board and staff should have a plan for each objective assigned with personalized words ready for the next board meeting.

VIII. New Business

- **Short-Term Rentals**

John went over the results of the short-term rental survey. According to Survey Monkey Analytics, 78 percent of respondents were in favor of restrictions. 22 percent of respondents were not in favor of restrictions.

There was then discussion surrounding the new Town of Carbondale Ordinance surrounding Short-Term Rentals in the Town of Carbondale.

Motion: Gary and John Lund motioned and seconded to establish an ad-hoc sub-committee of the board, led by Gary. The sub-committee would come back to the Board at the August meeting with a proposed amendment to the master declaration addressing short-term rental restrictions. The motion passed unanimously.

If approved by the Board, this proposed amendment would be put to a vote of RVR homeowners. As it would restrict property usage, the amendment would need two-thirds approval to go into effect.

- **Election Update**

Ashley noted that the terms of office for current RVR Board President, Gary Lesser and current Board Vice President, John Lund, will expire in July. He continued to say that homeowners John Lund and Sherry Stripling each submitted Statements of Interest for the two available RVR Executive Board positions inside of the June 17 deadline. John Lund and Sherry Stripling are determined to be elected by acclamation and will be installed at the July 2022 RVR Board meeting. Ashley congratulated John and Sherry and thanked them for their voluntary service.

- **Annual Meeting Plan**

Gary and Ashley shared updates on the upcoming Annual Meeting. According to Ashley, the meeting will be held at the Old Thompson Sales Barn. Refreshments will also be provided. Gary then shared the following Key topics that would be covered: Board 2022-23 officers, who will be elected by the Board at the July meeting (President, VP, Treasurer, Secretary), Strategic Planning Update, Long-Range Planning Update, Financial Update, Accomplishments over the past 12 months, Challenges over the next 12 months, Golf Update and finally How & Why the RVR Management Team looks different from last year at this time, and how that positions us for success going forward

- **Budget Process & Timeline**

Ashley spoke about the early preparation that is underway for the upcoming budget season. A preliminary budget draft will be shared with the community early in the process. The goal is to be transparent throughout the process and look forward to the community's input. Todd asked that budget guidance from the board should be added to the timeline and a strategy behind the budget before digging in.

IX. **Adjourn**

Motion: John Lund and Gary Lesser moved and seconded to adjourn the meeting. The meeting ended at 7:34 p.m.

X. Executive Session

- Legal Issues Related to Golf Course



General Manager's Monthly Report to the Board of Directors

July 27th, 2022

Governance

- A Short Term Rental (STR) Advisory Committee is being formed. Applications were sought beginning on 7/23 and applicants will be approved in the August Board Meeting.
- LRP survey has been closed. We received 320 responses, which outpaced the 315 responses from our brief Short Term Rental Survey.
 - This was the second survey that has been conducted for Long Range Planning, the first of which occurred in early 2021 receiving only 259 responses.
- Xeriscaping amendments to the DRC Guidelines are being crafted for board approval.
- HB 22-1137: we are crafting an amended Enforcement policy to be discussed during this board meeting.

Staffing

- We are fully staffed for all positions.
- Food Safety training was conducted on 7/13 & 7/20

Operations

- The waterfall pump has not been replaced. We continue to accept quotes in consideration for potential repair.
- We received a Health Inspection from Garfield County, scoring high marks.
- Siding/painting is complete in Old Town. We were forced to source a new siding contractor. The previous contractor became too busy and was not able to bring his crew back to Carbondale to complete the Settlement.
 - We have found a new contractor and estimates are being issued to continue work.
- A community fire preparedness meeting was held with the Carbondale Fire Department in late June.
- We have received components for Starlink Internet service at the Ranch House. We are working toward installation. Our Comcast work order to bring a line under RVR Drive is still pending with no forward progress.

Sub-Associations & Neighborhoods

- **The Boundary** –
 - 8/25 Boundary Board Meeting
- **Crystal Bluffs** – No Report
- **24/Fairway Residences** – No Report
- **Old Town** –
 - Painting is complete
- **The Settlement** –

- See above for painting update
- The Settlement Advisory Committee met on 6/8 and has another planned meeting on 8/31 at 530pm.

Ranch House Report 7.27.2022– Ali Royer, Director of Programming & Community Engagement

Fitness – June

48 Group Fitness Classes were provided throughout the month. Types of classes include: Spin, Cycle Strength, Boot Camp, Barre Intensity, Yoga, Pilates, Power Hour, Functional Fitness, Strength & Tone, Master Swim, and Water Aerobics.

Ranch House Usage - June

1. We had 6,549 check-ins at the Ranch House for the month of May
 - a. 3,723 were homeowners
 - b. 378 were monthly Thompson Corner or ADU members
 - c. 644 were tennis members
 - d. 1804 were staff, fitness instructors, transferred memberships, or non-members (kids camp)
 - e. 2,891 of the check-ins were ages 0-50 years old
 - f. 3,658 of the check-ins were ages 51-100 years old
 - g. 328 checked in for group fitness classes
 - h. 500 checked in for tennis courts, clinics, camps, events (does not include lessons)

Tennis Revenue - June

1. Tennis kids' camps \$5,980
2. Tennis Clinics \$1,062
3. Tennis lessons \$6,532

Sales/Income Report - June

1. Food and Beverage Sales: \$10,835 (budgeted \$5,000)
2. Swim Lessons: \$5,450 (budgeted \$2,000)
3. Events: \$5,973 (budgeted \$1,000)
4. Guest Fees: \$5,712
5. Membership Fees (Thompson Corner/ADU/Transfer): \$3,615 (budgeted \$3,000)
6. Tennis (lessons, clinics, events, racquet stringing, camps): \$24,435 (budgeted \$25,000)

Summer/Pool/Staff

- Tips Alcohol Certification training

Events

June Events:

- Memorial Day BBQ
- Meet the Artist Happy Hour
- Rotary Club Social
- Board Candidate Meet & Greet
- Fire Preparedness Meeting
- RVR Annual Garage Sale

DRC Report July 2022 -Jessica Hennessy

The DRC continues to have a full schedule and remains very active.

We will have numerous new construction projects complete the construction phase/closeout forthcoming in RVR.

The dead tree initiative seems to have encouraged homeowners to remove dead and dying trees from their properties. Since the initiative was announced, the first week of June, **15** out of **20** applications were from homeowners requesting to remove trees that were in poor shape from their properties. RVR endeavors to curb the risk of fire danger and enhance aesthetics with the elimination of these trees and our crews will continue to do their part by clearing any declining trees in common areas.

Notable DRC numbers:

- On average we are seeing about **five** applicants per DRC meeting.
- There are currently **34** homes in the construction phase (from breaking ground to the final inspection phase/closeout).
- There are **Nine** applicants in the Preliminary Design Review phase.
- There have been **56** Administrative Approval reviews year-to-date.
- There are **11** applicants finalized by DRC and waiting on permits from the Town of Carbondale.
- There are currently **54** total active DRC files.

Financial Report

June 2022

Prepared by James Maguire

Budget vs Actual

June marks the end of the 2nd quarter and the half year mark. Overall, we are still running at a \$28K surplus, meaning the net difference of budget to actual for income and expenses combined, year to date. For comparison, last year we had a \$34K deficit by end of Q2. We are doing much better this year.

In the month of June, income exceeded budget by \$4K, mostly due to community events and food and beverage sales. DRC fee and tennis membership income were uncharacteristically low. However, DRC fee income is well over budget for year to date.

Cost of goods sold ran \$4K over budget and expenses came in \$1K under budget in June. Our budget for expenses was \$248K and we spent \$247K. The only line item of any significance that went over budget in June was wages (\$7K) mainly due to increased summer staff. We planned for this increase, and it is covered by savings in other areas.

As for year-to-date, income was over budget by \$26K, COGS were over by \$5K, and expenses were under budget by \$8K. All are running less than a 2% variance. Budgeted income was \$1.504M and actual income was \$1.530M. Budgeted COGS were \$111K and we spent \$117K. Budgeted expenses were \$1.313M and we spent \$1.306M.

As mentioned last month, we are saving money on personnel costs (\$31K under budget) which is offsetting other areas which are running over budget such as natural gas (\$12K), computer expenses (\$7K), and cleaning services (\$6K).

The bottom line is that we are doing very well with the overall \$28K surplus. We continue to have monthly manager meetings to monitor and forecast spending and make sure it's within budget. We do expect our summer staff labor costs to go higher than budgeted, but this will be offset by the existing surplus in personnel costs.

Reserve Funds

The beginning RVRMA reserve fund balance in April was \$1,774,068. Total reserve income was \$36,015 and \$7,928 was spent from reserves on the following:

- New pool cover, final payment \$4,527
- Long range planning consulting - McMahon \$3,401

The ending balance in the reserve account was \$1,802,154

Investments

One of our CDs with Goldman Sachs (via Edward Jones) matured in June. This was a 3-year CD and we earned approximately \$6,000 in interest.

We still have 5 CDs through Edward Jones and 1 at First Internet Bank. We plan on having another meeting with EJ soon to discuss further investment opportunities.

On the Radar

Budget season is quickly approaching. Ashley and I crafted a timeline for this year's budget process. One of the first items will be estimating the final P&L numbers for the current year through 12/31. We will begin work on this in August.

With the change in Board members, we will need to update our authorized signer list with our banks. I will be compiling all the necessary paperwork to be signed soon.

Taxes

HOA tax expert, Gary Porter, CPA will again file our tax return this year. The books were turned over to their firm for tax preparation in February, but they filed an extension. Once completed, I will let you know of the outcome.

River Valley Ranch Master Association
PUBLIC - Profit & Loss Budget Performance
June 2022

	June	Budget	YTD Actual	YTD Budget	Annual Budget
Income					
Assessments	198,332	197,600	1,187,906	1,185,600	2,371,392
Memberships	9,667	8,000	24,738	26,000	62,000
Swim & Fitness.	5,450	2,200	6,460	3,700	7,500
Tennis Programming Income	26,831	34,887	118,912	129,887	194,887
Homeowner Reimbursable Assessmt	7,933	7,800	55,062	57,200	107,000
Other Income	27,260	21,380	136,508	101,280	214,500
Total Income	275,473	271,867	1,529,586	1,503,667	2,957,279
Cost of Goods Sold					
Swim & Fitness	6,216	5,100	35,520	28,075	55,875
Tennis	27,627	27,000	70,178	67,500	150,000
Concessions	6,930	3,500	9,158	8,800	18,750
Credit Card Fees	276	1,500	1,892	7,000	11,500
Total COGS	41,049	37,100	116,748	111,375	236,125
Gross Profit	234,424	234,767	1,412,838	1,392,292	2,721,154
Expense					
Personnel	131,300	127,088	631,960	663,376	1,429,440
Grounds	27,564	41,625	168,931	183,250	348,000
Irrigation	11,180	10,375	57,066	52,250	99,500
Ranch House Expenses	9,982	8,725	68,944	52,350	112,000
Utilities	12,233	9,155	67,005	54,430	109,200
Administrative	8,678	7,325	52,172	45,390	88,574
Finance	301	250	2,895	1,500	9,000
Design Review Committee	4,667	3,250	25,834	19,500	39,000
RVR Community Expenses	4,981	5,750	25,046	34,500	73,000
Reserve Accounts	36,015	34,453	205,663	206,718	413,440
Total Expense	246,901	247,996	1,305,516	1,313,264	2,721,154
Net Surplus / Deficit	(12,477)	(13,229)	107,322	79,028	0

Income

Assessments
Memberships
Swim & Fitness.
Tennis Programming Income
Homeowner Reimbursable Assessmt
Other Income

Total Income

Cost of Goods Sold

Swim & Fitness
Tennis
Concessions
Credit Card Fees

Total COGS

Gross Profit

Expense

Personnel
Grounds
Irrigation
Ranch House Expenses
Utilities
Administrative
Finance
Design Review Committee
RVR Community Expenses
Reserve Accounts

Total Expense

Net Surplus / Deficit

River Valley Ranch Master Association

Public - Balance Sheet

As of June 30, 2022

ASSETS

Current Assets

Checking/Savings

Wells Fargo Operating 2674 490,546

Investment Accounts 2,369,741

Total Checking/Savings 2,860,287

Accounts Receivable

Homeowner Accounts Receivable 4,643

Total Accounts Receivable 4,643

Other Current Assets

Interest Receivable 1,458

Prepaid Expenses 40,256

Undeposited Funds 11,016

Inventory 4,759

Total Other Current Assets 57,489

Total Current Assets 2,922,419

Fixed Assets 225,127

TOTAL ASSETS 3,147,546

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable - Vendors 91,681

Accounts Payable - Payroll 56,576

Accounts Payable - Payroll Tax 4,854

Accounts Payable - P&D Deposits 676,750

Total Accounts Payable 829,861

Credit Cards

Wells Fargo Credit Card 5,274

Total Credit Cards 5,274

Other Current Liabilities

Payroll Taxes Payable 6,191

Prepaid HOA Dues 25,009

Prepaid Income - DRC Fees 82,205

Sales Tax Payable 1,105

Total Other Current Liabilities 114,510

Total Current Liabilities 949,645

Total Liabilities 949,645

Equity

Reserves 1,865,231

Prior Operating Fund 861,006

Transfers to from Reserves (604,204)

Retained Earnings (31,676)

Net Income 107,544

Total Equity 2,197,901

TOTAL LIABILITIES & EQUITY 3,147,546

Outside Services Report -Travis Green

We are in the heart of summer. The team is working on finishing mulching the remaining common area trees throughout the community. They will then focus on top dressing and seeding distressed common area turf that needs some help. We are also in the process of pruning where required, particularly off sidewalks. Keeping the community GREEN is my top priority. Both literally and in a sustainable way. We managed to cut water usage compared to June last year and are continuing to explore more ways to conserve water while maintaining the beauty of River Valley Ranch. With the board's direction, we are experimenting with raising the mowing height on the back side of Crystal Bridge on the common area strip north of the pond. We typically mow at 3" and are trimming the test area at 4 ½". We aim to maintain the desired aesthetic while reducing the water needed to support our turf areas. Maybe we ultimately land on a mowing height between 3" -4 ½" that we can adopt throughout the community. As always, please send me an email with any questions or concerns.

-Travis Green