



## **RIVER VALLEY RANCH**

**RVRMA EXECUTIVE BOARD MEETING**  
**Wednesday, March 27, 2024, at 5:30 p.m.**  
**Ranch House Conference Room & Zoom**

### **Executive Board of Directors**

Michael Banbury, President  
John Lund, Vice President  
Todd Richmond, Treasurer  
Ben Johnston, Secretary  
RJ Spurrier, Director  
Sherry Stripling, Director  
Carl Hostetter, 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  
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, Feb. 28, 2024.

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

- Comments in public comment are for agenda items only.

#### **IV. Month End Financial Review – James Maguire (*info.*)**

#### **V. Management Update**

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

**VI. Old Business**

- Long Range Planning Vote Update (*info.*)
- Allocated Interest Resolution (*info.*)
- Community Survey (*info.*)

**VII. New Business**

- N/A

**VIII. Adjourn**



## RIVER VALLEY RANCH

### RVRMA EXECUTIVE BOARD MEETING Wednesday, Feb. 28, 2024, at 5:30 p.m. Ranch House Conference Room and Zoom Meeting- DRAFT MINUTES

#### Executive Board of Directors

Michael Banbury, President  
John Lund, Vice President  
Todd Richmond, Treasurer  
*(absent)*  
Ben Johnston, Secretary  
RJ Spurrier, Director  
Sherry Stripling, Director *(absent)*  
Carl Hostetter, 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  
Travis Green, Facilities & Grounds Superintendent

#### Homeowner Attendees:

##### Zoom:

Patti Crockett  
Krys Greenwood

##### In-Person

Sarah Gilbertson  
Laura Hanssen  
Steve Laverty

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

- Board President, Mike Banbury, called the meeting to order at 5:31 p.m. Board Secretary, Ben Johnston and Board Director RJ Spurrier arrived at 5:32 and a quorum was established.

#### II. Approval of Minutes

- **MOTION:** Board Vice President, John Lund and Board Director, Carl Hostetter, moved and seconded the approval of meeting minutes of the RVRMA Executive Board meeting held on Wednesday, Jan. 24, 2024. The motion passed.

#### III. Public Comment

- Steve Laverty commented on the Long Range Plan community vote. He started by saying that he felt a lot of good work was done by a small group of people over a long period of time. Steve continued to say that he was talking to a neighbor in the community, and they asked him what would happen if the Long Range Plan and Special Assessment did not pass. They asked if the reserve funding improvements would still go forward?
- Sarah Gilbertson commented on the Annual Survey item on the agenda. Sarah noted that the language on question 22 of last year's survey about tennis could use some rejiggering. According to Sarah, the question seemed irrelevant, and the 20 percent response looks low. Sarah added that amenities like tennis should be gauged against the supply.

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

RVRMA Controller, James Maguire, shared a financial presentation looking at January's performance and the reserve account. Since January and Year to date numbers are the same, James commented that the report would be brief.

According to James, we are off to a good start for the new year. January income was just slightly under by \$1,500. Costs of goods sold were under budget by \$846 and expenses were under budget by \$5,668, leaving us with a \$5,011 surplus for the month. This can be mostly attributed to our irrigation water reconciliation with the golf course. Every year we reconcile our water use and costs for the shared water system. This year, the golf course wound up owing RVRMA \$5,900 so that is mostly where the surplus comes from.

James then drilled down into the income for January, noting that everything was on target for the most part and the assessments collected in January matched the budget at around \$187,000.

DRC Income was a bit shorter even though the budget was reduced \$6,000 per month. There has been an increase in February, so it is expected to shoot up next month.

Almost \$210,000 out of \$211,000 was brought in, only a difference of \$1,500.

James then highlighted expenses for January. The largest cost item is personnel. Out of \$115,000 we spent \$117,000, a variance of only \$1,653 or 1.4%.

Grounds were also a little bit over budget due to the purchase of an expensive hot tub pump. We saved the most money in irrigation, a little over \$6,000. This was almost entirely due to the \$5,900 refund we received from the golf course for the

annual water reconciliation. This also carries down to the bottom line where a net total of \$5,668 was saved in the month of January.

As of January 1 RVRMA had a \$2.405 million dollar reserve balance carried over from 2023. We transferred the surplus of \$17,808 from last year and brought in \$44,320 in reserve assessments and \$9,192 in interest income for a total addition of \$71,320. Reserve funds were not spent in January. The ending reserve balance on January 31 was \$2,476,175.

## V. Management Update

- **General Manager Report- Ashley Lynch**  
Ashley commented that the Crystal River Restoration project will restart on March 17. They will largely be working on new plantings in the riparian area. Ashley also shared that Morgan Neely is a new front desk employee.
- **Programming & Community Engagement Report- Ali Royer**
- **DRC Report- Jessica Hennessy**
- **Finance Report- James Maguire**
- **Facilities & Grounds Report- Travis Green**

## VI. Old Business

- **Long Range Planning Vote Update**

Ashley reviewed updated numbers to the Long Range Plan vote. Ashley shared that as of February 27, there were;

- **141 yes votes**
- **61 no votes**
- **total 202 votes.**

**We will need 332 votes to reach a quorum. 190 votes are still needed by May 7 for the vote to pass.**

The Board discussed ways to get out the word for this important community vote. It was commented that the votes that have come in do does not seem to be on pace for what's needed to pass and there seems to be a lack of enthusiasm from the community compared to the recent STR vote. Board members noted that the STR vote was very different as it cost homeowners nothing and the LRP plan hinges on paying a good chunk of money to move forward. It was also said that the board encourages homeowners to support of the plan and everyone should weigh in.

Homeowner testimonials could help get the word out and perhaps people on the Long Term Planning Committee could be influential to others in the

community and encourage them to vote.

John touched on Steve Laverty's question concerning what will happen if the vote did not pass. He said that there will have to be some hard choices to make about how to spend reserve money.

Ashley commented that priority items that would have to be done no matter what happens with the vote. For example, the roof and the pool deck are a priority, but he does not have the answers.

A board member asked if it would be helpful to change the payment schedule. It was noted that the ballot specifies the payment options, and the HOA may be boxed into that format because you cannot change the ballot.

John suggested that a phone tree could be utilized to get the word out and RJ shared that isolated email blasts could also be done. Reminder emails can also be sent that carve out people who haven't voted yet. A View from the Board email blast could call attention to the effort as well.

Carl mentioned that a stronger presence in the Ranch House would be helpful. For example, a flyer or sandwich board in the mail room for more visibility.

Ben Johnston commented that this initiative is very different than STR. The Board stayed neutral on that vote and this vote is fully supported by the board. Ben emphasized that if we are not on the right path, we will need to change course.

Everyone agreed that after this Board meeting, it is time for a fresh push.

- **EAB Update**

Ashley commented that they have been in conversation with Carl Meinke, the Town of Carbondale Arborist and quotes have been collected from Earthwise. The Town is asking RVRMA to treat 146 trees through trunk injections this spring in the right of way, most of which are on RVR Drive. The cost will be \$23,000. There is also an additional amount of 132 trees to be taken out over time.

There were questions from the board as to whether the trees that are being referenced in the right of way are Town of Carbondale property that RVRMA looks after? Ashley confirmed that that is the case. It was also asked why the

Town believes it is RVRMA' obligation to fund this project. Ashley said that there is an ordinance within the Town, that if it is in the right of way and is a danger, it is the property owner's obligation. Ashley added that he is asking the Town if they are asking more of RVR owners than they are asking the rest of the Carbondale community and what their legal proof is to do so.

Ashley commented that he is pursuing legal avenues, and he will follow up with more information.

Ben asked for clarification on what trees are marked and where they are located. Ashley noted that these are indicated on the Town inventory that everyone can access.

Ashley emphasized that the large RVR canopy is very important to the community, and it affects home values. The trees in RVR have also been watered and others in the Town of Carbondale have not.

RJ commented that he agrees that these trees are very important to the community and protecting homeowner property values. The side effect of doing nothing is degradation of the aesthetic of the community. RJ added that he believes there is a question of fairness and we do need to raise it but at the end of the day, we need to protect homeowner values.

## **VII. New Business**

- **Allocated Interest**

Ben Johnston introduced the topic of Allocated Interest. According to Ben, the term Allocated Interest was adopted by CCIOA concerning the number of votes in the common interest community, each individual homeowner's percentage share of liability for the common expenses of the association and percentage ownership for the common elements. This is a very important concept and because these are such important concepts, CCIOA made it very difficult to change, and in most instances, it will require votes of the homeowners to change any of the allocated interests (in RVR's case 67%).

In RVR each lot gets on vote. In RVR there are five combined lots, and in order to combine lots it is necessary to go through a process to get approval by the board. All combined lots were required to go through this process. Historically, when approving the lot combinations, they would maintain those lot owners' responsibility for two shares of the common expense liability but restricted their number of votes to one.

This approval process and policy carried over until very recently. As the HOA went through a recent vote of the community one of the combined lot owners spoke up to note that this was not fair. This board decided to take another look at this and consult with legal counsel about the topic. It appears that there is language in the Declaration that states that if you combine lots you have to go to one vote. When this was researched by the HOA's attorney, it was noted that CCIOA 's provision would restrict the ability to modify allocated interests unless there was a vote of 67% of the homeowners to override that, it would also override the board's decision to restrict those lot owners to one lot. So essentially, the attorney said that you cannot do that you have to keep the allocated interest the same.

Thus, if an RVR homeowner combines lots they still get two votes and two shares of the common expense liability. Those past board actions were void and still have no course of effect. It was researched and learned that this would not have made a difference in past community votes.

The board has two options:

- 1) Pursue a Declaration amendment to clarify that the board may approve alteration of boundaries between lots or units, or the combine of lots or units but that 67% of the owners must approve relocation of allocated interests.
- 2) The board could adopt a resolution interpreting the declaration and CCIOA to clarify that 67 % of the owners must approve any reallocation of the allocated interests that may result from boundary alterations or combination of lots or units.

The Board discussed an amendment that could be in the guidelines, or a written resolution posted on the website for future boards to see.

**MOTION:** Ben Johnston motioned to rescind the board's restriction of combined lot owners to one vote and reinstate those owners to two votes for combined lots. Mike Banbury seconded the motion. RJ Spurrier abstained. The motion passed.

- **Annual Survey**

The Board discussed the option of releasing another survey to the community. Mike commented that if an Annual Survey was sent out, it should be done after the LRP vote sometime in the summer. The Board agreed with this.



It was also suggested that the survey could be cut down and refined. The board reacted favorably to this suggestion.

It was noted that the Board would defer to Robin Boyar as to how questions should be farmed for the new survey.

#### **VIII. Adjourn**

The meeting adjourned at 7:08 p.m.

DRAFT



**March 27th, 2024**

## **General Manager's Report**

### **Governance/Operations:**

- Results from the LRP/Special Assessment vote are contained in the board packet for discussion. These are the results as of 3/22/24 at 10:30am. Votes that came in after that date are not reflected in the totals.
  - These results have not been fully audited and are subject to change prior the end of the voting period.
- As noted last month, RVR is planning for tree injections this spring. High value trees (to be injected) will be discreetly tagged (by the Town Arborist) in Mid-April. The treatments should take place in May/June.
- As noted in Travis' report, turf aeration/fertilization and spraying schedules have been posted on our website under the landscaping section.
- We have a meeting with the Board Presidents of RVR Sub-Associations set for April 5<sup>th</sup> at 10am (Crystal Bluffs, Boundary, Fairway Residences).
  - The goal is to increase communication and allow best practices to be shared.
  - We are hoping for this to be the first of many such meetings.
- The Crystal River Restoration Project has re-started as previously discussed. That area will be closed as work is conducted.
- A big thanks to all of those who attended the Meet the Candidates Forum for the Carbondale Town Trustees (on 3/21). It was a wonderful event that was well attended.
- Water will be on surrounding the mid-April date that marks the beginning of the ditch season. Ditch cleaning has been done in select areas.
  - Under the water maintenance agreement this work is contracted out by the golf course in coordination with our HOA.
- Ali recently traveled to obtain her lifeguard certification. She will be training to be a lifeguard instructor this April.
  - This will greatly help us by allowing us to train our lifeguards in-house moving forward. Big thanks to Ali for putting in the effort to complete these trainings. We will have a safer operation that is better trained!
- Pool should open prior to Memorial Day weekend (though it will not be staffed with lifeguards until then).

### **Staffing**

- As noted in Ali's report, she is working hard to coordinate incoming summer staff/lifeguard trainings etc. Staffing is well underway and nearly complete.

### **Sub-Associations & Neighborhoods**

- **The Boundary** – Upcoming Board Meeting on Thursday 4/18
- **Crystal Bluffs** – Meeting at the Ranch House on 5/1
- **24/Fairway Residences** – Last Board Meeting was held on 9/14 at 9am.
- **The Settlement--**
- **Old Town and Settlement** –
  - Preparations are being made for siding contractors to begin work in advance of painting.
  - 9 properties will be painted this season in Old Town, two properties will be stained in the Settlement
  - Information was shared in January to all homes being painted in 2024.
    - The first \$750 of siding repairs are paid via the Old Town or Settlement Reserve Funds. Any additional repairs are the financial responsibility of the homeowner.
- **Thompson Corner**
  - No updates

## Ranch House Report 3.27.2024 – Ali Royer, Director of Programming & Community Engagement

### Fitness

See below for the most recent weekly schedule. We currently have a variety of 20 group fitness classes per week.

Day	Time	Location	Class	Instructor
<b>Monday 3/18</b>				
	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	Bonnie
	10:45 - 11:45 AM	Studio	Foundational Yoga	Wendy
<b>Tuesday 3/19</b>				
	8:00 - 9:00 AM	Studio	Gentle Slow Flow Yoga	Anthony
	9:30 - 10:30 AM	Studio	HIIT	Lauren
	10:45 - 11:45 AM	Studio	Pilates Blend	Natalie
	5:30 - 6:30 PM	Pool	Master Swim	Dave
<b>Wednesday 3/20</b>				
<b>NEW CLASS</b>	7:30 - 8:30 AM	Studio	Mountain Morning Intermediate Flow	Wendy
	8:00 - 9:00 AM	ZOOM	Qigong: Moving Meditation	Cari
	9:30 - 10:30 AM	Studio	Barre	Lauren
<b>Thursday 3/21</b>				
	8:00 - 9:00 AM	Studio	Cycling + Upper Body Strength	Susan
	9:30 - 10:30 AM	Studio	Dynamic Strength	Bonnie
	10:45 - 11:45 AM	Studio	Pilates Blend	Natalie
	5:30 - 6:30 PM	Pool	Master Swim	Dave
<b>Friday 3/22</b>				
	8:00 - 9:00 AM	Studio	Gentle Slow Flow Yoga	Anthony
	9:30 - 10:30 AM	Studio	Spin	Bonnie
	10:45 - 11:45 AM	Studio	Pilates	Elly
<b>Saturday 3/23</b>				
	9:00 - 10:00 AM	Studio	Ageless Athlete	John
<b>Sunday 3/24</b>				
	4:30 - 5:30 PM	Studio	Restore & Renew Yoga	Ellen

### Ranch House Usage – February monthly summary

1. We had 2,194 check-ins in February (compared to 2,325 in February 2023).
  - a. 1,971 were homeowners or transferred memberships (2,145 in February 2023).
  - b. 223 were Thompson Corner or ADU members (180 in February 2023).

\*The difference between 2023 and 2024 can be attributed to the Ranch House closure being the first week of March in 2023 vs. in February this year.

### Social Clubs:

RVR Ski Club: We have 35+ participants in the ski club!

Book Club: they are regularly meeting once per month.

Knitting Club: every Tuesday! The knitters have been meeting at one of their homes each week this winter.

**NEW RVR Theatre Group**: *Do you know Carbondale has professional quality theatre right here in our town? Want to support amazing local theatre and attend shows with a local group? Join the RVR Theatre Group! Contact resident, Dori Libson: (410) 271-4075.*

## Tennis

Kids' tennis camps have been popular! Two weeks are wait list only. Tennis memberships have started to trickle in. The hard-court net is up. The maintenance team has started the process of prepping the clay tennis courts.

Cristina has hired an assistant pro. They will start between May 30-June 1. Her name is Natalia Gonzales. The

## Staff

Morgan has been at the front desk for about a month and is doing great! We still need a couple of lifeguards and head lifeguards for the summer – hiring is going well overall.

I was Lifeguard certified in March, and will be Lifeguard Instructor certified in April, with the purpose of training RVR staff in-house in the future and gaining the knowledge to increase safety at the Ranch House.

Red Cross Lifeguard training will take place at the RVR lap pool on Saturday, May 11 through Sunday, May 12. Returning lifeguards will refresh/recert on Sunday.

Non-pool staff Red Cross CPR/First Aid/AED certification will be held on Monday, May 13.

Red Cross Swim Instructor training will be held on Monday, June 3 through Tuesday, June 4.

## Pool

Scheduled to open Memorial weekend (Saturday, May 25).

## Past & Upcoming Events

### Recent Events

3/7 Art Show with RVR resident, Dick Sundeen



3/14 Abraham Verghese Virtual Presentation (Aspen Institute Winter Words) – no picture

3/15 St. Patrick's Day Potluck – live band!



**Upcoming Events:**

3/31 Easter Scavenger Hunt

4/12 Family Movie Night

4/18 Art Show Lisa Caplan

4/26 Martinis tasting & mixology

## **DRC Report, March 2024 - Jessica Hennessy**

The DRC has been averaging about four submittals for new construction projects per meeting so far this year. Various smaller scale exterior renovation projects have also been present on the agenda. We are seeing an uptick in Home Improvement Applications, as is typical this time of year.

The following projects have been reviewed by the DRC in March:

- **Lot:** V13, 761 Perry Ridge | **Review:** Final Submittal (seen twice in March)
- **Lot:** M46, 22 Heritage | **Review:** Final Submittal
- **Lot:** GG05, 115 Bowles | **Review:** First Preliminary
- **Lot:** HH18, 1205 Heritage | **Review:** Exterior Deck Remodel
- **Lot:** K05, 70 Old Barn Ln. | **Review:** Changes to approved Landscape

### **DRC Numbers:**

- There have been **22** Administrative Approvals processed so far this year.
- There are currently **22** homes in the construction phase (from breaking ground to the final inspection phase/closeout).
- There are **8** applicants in the Preliminary Design Review phase.
- There are **8** applicants finalized by DRC and waiting on permits from the Town of Carbondale.
- There are currently **38** total active DRC files.

## Financial Report

February 2024

Prepared by James Maguire

### Budget vs Actual

February's numbers were all in line with the budget except for DRC income which, contrary to the trailing 12 months, was exceedingly high at almost \$28K for the month, compared to its budget of \$6K. DRC activity picked up significantly in February and that boost will affect the overall surplus for the year-to-date numbers going forward.

The budget for February income was \$210,975 and we brought in \$231,796, a surplus of \$20,821 which is almost exclusively from the excess in DRC income.

Costs of goods sold were on target with only a \$508 variance. Out of a budgeted \$6,500 we spent \$5,992. There is very little activity on COGS until summertime. The bulk of it in winter comes from group fitness classes and a small portion comes from food and beverage cost of sales.

On the expenses side, we spent \$169,986 out of a budgeted \$176,525, so a savings of \$6,539 for February. Most of that (\$3K) was on the tennis repair and maintenance line which is just a timing issue. We are also saving on legal fees compared to the same time last year. Line items that went slightly over budget were tree maintenance and DRC expenses. The latter being in proportion to the increased activity and income in the DRC department and the former from earlier than expected pruning work which was done in Old Town and up Crystal Canyon.

The bottom line for February was a \$27,868 surplus. Again, this is primarily attributed to the excess DRC income.

For year-to-date, which is only 2 months so far, we are running at a net \$32,879 surplus. In addition to the extra DRC income, we had the \$5,900 shared irrigation water refund from the golf course in January that I reported on last month. Those 2 items are the main contributors to our current net surplus.

Year-to-date income is \$441K out of a budgeted \$422K, an excess of a little over \$19K. COGS are almost \$12K out of a budgeted \$13K and expenses are \$332K out of a budgeted \$345K, a savings of \$12K or 3%. There is nothing of concern at this point. We do expect insurance expense to creep up as the year progresses, but we are already in a good financial position to deal with any expected or unexpected increases in expenses.

To reiterate, our bottom line for year-to-date is a \$32,879 net surplus.

### Reserve Funds

The beginning RVRMA reserve fund balance in February was \$2,476,175. Total reserve income was \$53,552 of which \$9,232 was interest income from CD's.

We did not spend any reserve funds in the month of February or year-to-date.

The ending balance in the reserve account on February 29<sup>th</sup> was \$2,529,727.



## **Investments**

The association has \$2.524M invested in 12 CD's, 7 of which mature in 2024 and 5 in 2025. Most are earning 4.0% - 5.5%. As they mature, we are evaluating our future cash flow needs in regard to the long-range planning project currently up for vote and reinvesting as we can, since rates are still above 5%. Last year, our CD's earned over \$100K interest which went directly to the master association reserve fund.

## **Taxes**

HOA tax expert, Gary Porter, CPA will again file our tax return this year. The books have been turned over to their firm for tax preparation. Once completed, I will let you know of the outcome.

**River Valley Ranch Master Association**  
**Profit & Loss Budget Performance**  
**February 2024**

	February	Budget	YTD Actual	YTD Budget	Annual Budget
<b>Income</b>					
Assessments	187,252	187,275	374,504	374,550	2,247,300
Memberships	4,340	4,000	8,583	8,600	83,000
Swim & Fitness.	854	1,100	2,205	2,200	20,300
Tennis Programming Income	0	0	0	0	197,000
Homeowner Reimbursable Assessmt	10,056	10,000	20,112	20,000	123,000
Other Income	29,294	8,600	36,164	16,900	167,800
<b>Total Income</b>	<b>231,796</b>	<b>210,975</b>	<b>441,568</b>	<b>422,250</b>	<b>2,838,400</b>
<b>Cost of Goods Sold</b>					
Swim & Fitness	4,788	5,000	9,447	10,000	69,700
Tennis	0	0	0	0	162,750
Concessions	528	500	1,155	1,000	26,300
Credit Card Fees	675	1,000	1,045	2,000	20,000
<b>Total COGS</b>	<b>5,991</b>	<b>6,500</b>	<b>11,647</b>	<b>13,000</b>	<b>278,750</b>
<b>Gross Profit</b>	<b>225,805</b>	<b>204,475</b>	<b>429,921</b>	<b>409,250</b>	<b>2,559,650</b>
<b>Expense</b>					
Personnel	114,974	115,448	232,075	230,896	1,536,935
Grounds	8,833	12,570	18,571	20,140	370,665
Irrigation	5,916	6,200	6,109	12,400	117,900
Ranch House Expenses	13,207	13,200	21,614	23,650	141,550
Utilities	11,751	12,667	24,433	25,334	144,700
Administrative	8,024	10,640	17,680	21,280	124,800
Finance	301	200	(1,402)	400	6,900
Design Review Committee	3,979	2,000	7,520	4,000	34,000
RVR Community Expenses	3,002	3,600	5,993	6,700	82,200
<b>Total Expense</b>	<b>169,987</b>	<b>176,525</b>	<b>332,593</b>	<b>344,800</b>	<b>2,559,650</b>
<b>Net Operating Surplus / Deficit</b>	<b>55,818</b>	<b>27,950</b>	<b>97,328</b>	<b>64,450</b>	<b>0</b>

**Reserve Activity**  
**February 2024**

	February	Budget	YTD Actual	YTD Budget	Annual Budget
<b>Reserve Income</b>					
Reserve Assessment Income	44,320	44,320	88,640	88,640	531,840
Investment Interest Income	9,232	9,000	18,424	18,000	100,000
<b>Total Reserve Income</b>	<b>53,552</b>	<b>53,320</b>	<b>107,064</b>	<b>106,640</b>	<b>631,840</b>
<b>Reserve Balance February 1</b>	<b>2,476,175</b>				
Income	53,552				
Spending	0				
<b>Reserve Balance February 29</b>	<b>2,529,727</b>				

# River Valley Ranch Master Association

## Public - Balance Sheet

As of February 29, 2024

### ASSETS

#### Current Assets

##### Checking/Savings

Wells Fargo Operating 2674 260,392

Investment Accounts 3,266,265

Total Checking/Savings 3,526,657

##### Accounts Receivable

Homeowner Accounts Receivable 1,622

Total Accounts Receivable 1,622

##### Other Current Assets

Undeposited Funds 2,194

Interest Receivable 23,426

Prepaid Expenses 73,827

Inventory 4,300

Total Other Current Assets 103,747

Total Current Assets 3,632,026

Fixed Assets 604,338

**TOTAL ASSETS 4,236,364**

### LIABILITIES & EQUITY

#### Liabilities

##### Current Liabilities

##### Accounts Payable

Accounts Payable - Vendors 38,726

Accounts Payable - Payroll 46,865

Accounts Payable - Payroll Tax 4,350

Accounts Payable - P&D Deposits 700,000

Total Accounts Payable 789,941

##### Credit Cards

Wells Fargo Credit Card 5,553

Total Credit Cards 5,553

##### Other Current Liabilities

Interest Payable - P&D Deposits 5,164

Prepaid HOA Dues 46,693

Prepaid Income - DRC Fees 61,847

Prepaid Income - Tennis 2,610

Sales Tax Payable 169

AVLT Payable 4,115

Payroll Liabilities 12,268

Total Other Current Liabilities 132,866

Total Current Liabilities 928,360

**Total Liabilities 928,360**

#### Equity

Reserves (RVRMA, OT, TS) 2,593,821

Prior Operating Fund 1,058,167

Transfers to from Reserves (604,204)

Retained Earnings 154,301

Net Income 105,917

**Total Equity 3,308,002**

Rounding 2

**TOTAL LIABILITIES & EQUITY 4,236,364**

Dear Board Members,

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

Website: Please reference the landscape tab on the website for important dates and information.

Irrigation: We are reinstalling the cl- valves and preparing to turn the water back on in mid-April.

Aeration and Fertilization: We will begin aeration and fertilization on Monday April 1st.

Weed Spraying Schedule: Spring Turf May 6-10, Vacant Lots June 17-21 (one day), Summer Turf August 19-23

Mowing: Regular mowing is scheduled to begin on Monday May 13<sup>th</sup>.

Tennis Courts: We have begun removing leaves and debris from the courts, we will start raking and adding clay as soon as possible.

EAB: In collaboration with Town arborist Carl Meinecke, we have devised treatment plan to combat the spread of emerald ash borer. We will begin tagging high value trees to be treated in mid-April, with the actual treatment scheduled to take place at the end of May or beginning of June.

Sincerely,

Travis Green

## Long-Range Planning/Special Assessment Preliminary Vote Results

As of 3/22/24 at 10:30am

Note: These votes have not been officially certified or audited and are subject to change.

YES	209	67%
NO	104	44%
VOTED	313	
HAVE NOT VOTED	239	
<b>TOTAL</b>	<b>552</b>	

Total Quorum needed 332 (60% of 552)

More for Quorum 19

**DEADLINE May 7th**

List of addresses that have voted as of 2/20/24:

A62	VOTED	606	North Bridge Drive
A01	VOTED	10	Pioneer Point
S08	VOTED	115	Shadowood Lane
EE04	VOTED	839	Perry Ridge
FF16	VOTED	782	Perry Ridge

AA07	VOTED	265	Crystal Canyon Dr
AA08	VOTED	273	Crystal Canyon Dr
A57	VOTED	626	North Bridge Drive
F29	VOTED	440	Boyd Dr
HH03	VOTED	1170	Heritage Drive
KK10	VOTED	4062	Crystal Bridge Drive
KK23	VOTED	4120	Crystal Bridge Dr
M26	VOTED	817	Lakeside Dr
K03	VOTED	50	Old Barn Lane
F43	VOTED	78	Ferguson Dr
A40	VOTED	429	Settlement Lane
Z01	VOTED	200	Crystal Canyon Drive
Z02	VOTED	210	Crystal Canyon Dr
H03A	VOTED	401	Boundary Lane
F16	VOTED	14	Harris Drive
F22	VOTED	38	Ferguson Drive
M42	VOTED	1072	Heritage Drive
M32	VOTED	1107	Heritage Drive
KK07	VOTED	4040	Crystal Bridge Drive
M06	VOTED	1041	Heritage Drive
M07	VOTED	904	Cedar Creek Dr,
F09	VOTED	213	Holland Thompson Drive
GG02	VOTED	103	Bowles Dr
V01	VOTED	625	Perry Ridge
J03	VOTED	10	Crystal Canyon Dr
H05B	VOTED	423	Boundary Lane
F47	VOTED	333	Lamprecht Drive
N03	VOTED	4144	Crystal Bridge Dr
N04	VOTED	4138	Crystal Bridge Dr
M02	VOTED	1017	Heritage Dr
JJ06	VOTED	3560	Crystal Bridge Dr
JJ07	VOTED	3600	Crystal Bridge Dr
HH11	VOTED	1208	Heritage Dr
U07	VOTED	3964	Crystal Bridge Drive
S01	VOTED	4165	Crystal Bridge Drive
F11	VOTED	205	Holland Thompson
H08C	VOTED	455	Boundary Ln
F40	VOTED	66	Ferguson Drive
F39	VOTED	62	Ferguson Drive
A19	VOTED	472	Settlement Ln
GG01	VOTED	101	Bowles
F56	VOTED	206	Holland Thompson Drive
F25	VOTED	50	Ferguson Drive
Y09	VOTED	166	Sopris Mesa Dr
F49	VOTED	325	Lamprecht Drive
JJ11A	VOTED	3760	Crystal Bridge Drive
U03	VOTED	3940	Crystal Bridge Drive
A08	VOTED	120	Pioneer Court
JJ12B	VOTED	3820	Crystal Bridge Drive
F26	VOTED	410	Boyd Drive
A47	VOTED	457	Settlement Lane

F53	VOTED	307	Lamprecht Drive
K07	VOTED	29	Crystal Canyon Drive
B06	VOTED	649	North Bridge
N06	VOTED	4126	Crystal Bridge Drive
M29	VOTED	805	Lakeside Drive
B07	VOTED	645	Northbridge Dr
Z03	VOTED	218	Crystal Canyon Drive
Z04	VOTED	226	Crystal Canyon Dr
F52	VOTED	311	Lamprecht Drive
B09	VOTED	637	North Bridge Drive
S11	VOTED	145	Shadowood Lane
A22	VOTED	460	Settlement Lane
S04	VOTED	4147	Crystal Bridge Drive
F34	VOTED	445	Boyd Drive
M35	VOTED	1112	Heritage Drive
S15	VOTED	130	Shadowood
FF05	VOTED	692	Perry Ridge Drive
Z12	VOTED	290	Crystal Canyon
L01	VOTED	5140	Crystal Bridge Drive
M09	VOTED	922	Cedar Creek
A45	VOTED	449	Settlement Lane
GG11	VOTED	116	Bowles Dr
GG12	VOTED	114	Bowles Dr
A34	VOTED	404	Settlement Lane
A58	VOTED	622	North Bridge Drive
F41	VOTED	70	Ferguson Drive
A35	VOTED	400	Settlement Lane
JJ09A	VOTED	3700	Crystal Bridge Dr
GG13	VOTED	112	Bowles Dr
F24	VOTED	46	Ferguson Drive
A17	VOTED	480	Settlement Ln
F38	VOTED	58	Ferguson Drive
M20	VOTED	826	Lakeside Drive
H02B	VOTED	393	Boundary Lane
A12	VOTED	678	North Bridge Drive
F36	VOTED	425	Boyd Dr
M27	VOTED	813	Lakeside Dr
FF06	VOTED	700	Perry Ridge
II06A	VOTED	1270	Crystal Bluffs Loop
B08	VOTED	641	North Bridge
AA02	VOTED	211	Crystal Canyon Drive
H09C	VOTED	465	Boundary Ln
F21	VOTED	34	Harris Dr
A24	VOTED	452	Settlement Lane
M13	VOTED	911	Cedar Creek
F31	VOTED	460	Boyd Drive
M41	VOTED	1078	Heritage Drive
II02B	VOTED	1256	Crystal Bluffs Loop
U10	VOTED	3982	Crystal Bridge Drive
J14	VOTED	106	Crystal Canyon Dr
HH26	VOTED	1165	Heritage Dr

A37	VOTED	407	Settlement Lane
A20	VOTED	468	Settlement Ln
X09	VOTED	20	Patterson Dr
A02	VOTED	20	Pioneer Point
V13	VOTED	761	Perry Ridge
J06	VOTED	42	Crystal Canyon Dr
W08	VOTED	3889	Crystal Bridge Drive
W09	VOTED	3895	Crystal Bridge Dr
Y06	VOTED	184	Sopris Mesa Drive
L04	VOTED	40	South Bridge Court
L02	VOTED	48	SOUTH BRIDGE CT
Q05	VOTED	999	Cedar Creek
F20	VOTED	30	Harris Drive
AA09	VOTED	283	Crystal Canyon Drive
JJ08A	VOTED	3660	Crystal Bridge Dr
FF07	VOTED	706	Perry Ridge Drive
A51	VOTED	654	North Bridge Drive
AA19	VOTED	403	Crystal Canyon
AA20	VOTED	417	Crystal Canyon Drive
N01	VOTED	4162	Crystal Bridge Drive
F10	VOTED	209	Holland Thompson Drive
KK14	VOTED	4084	Crystal Bridge Drive
A07	VOTED	116	Pioneer Court
L06	VOTED	32	South Bridge Court
M01	VOTED	1011	Heritage Dr
K01	VOTED	5115	Crystal Bridge Drive
S06	VOTED	4135	Crystal Bridge Drive
KK05	VOTED	4036	Crystal Bridge Drive
KK06	VOTED	4038	Crystal Bridge Drive
KK15	VOTED	4090	Crystal Bridge Drive
JJ02B	VOTED	3400	Crystal Bridge Dr
D12	VOTED	3898	Crystal Bridge Dr
M43	VOTED	1066	Heritage Drive
H02C	VOTED	395	Boundary Ln
II07B	VOTED	1276	Crystal Bluffs Loop
B04	VOTED	657	North Bridge Drive
HH20	VOTED	1197	Heritage Dr
HH24	VOTED	1179	Heritage Dr
II05B	VOTED	1268	Crystal Bluffs Loop
L05	VOTED	36	South Bridge Court
H11A	VOTED	481	Boundary Ln
DD01	VOTED	124	Pine Ridge Court
DD02	VOTED	116	Pine Ridge Court
DD03	VOTED	102	Pine Ridge Court
A11	VOTED	132	Pioneer Court
F59	VOTED	220	Holland Thompson Drive
M21	VOTED	832	Lakeside Drive
U04	VOTED	3946	Crystal Bridge Drive
FF13	VOTED	756	Perry Ridge Rd
H10B	VOTED	473	Boundary Ln
HH25	VOTED	1169	Heritage Dr



F04	VOTED	233	Holland Thompson Dr
K06	VOTED	80	Old Barn Lane
JJ08B	VOTED	3640	Crystal Bridge Dr
HH06	VOTED	1184	Heritage Drive
M16	VOTED	806	Lakeside Drive
K10	VOTED	53	Crystal Canyon Drive
X08	VOTED	30	Patterson Dr
V15	VOTED	779	Perry Ridge
H08B	VOTED	453	Boundary Lane
A46	VOTED	453	Settlement Ln
J05	VOTED	26	Crystal Canyon Drive
Y11	VOTED	160	Sopris Mesa
H01D	VOTED	387	Boundary Ln
A21	VOTED	464	Settlement Lane
J01	VOTED	5145	Crystal Bridge Drive
M36	VOTED	1106	Heritage Drive
Z16	VOTED	338	Crystal Canyon Drive
Z17	VOTED	348	Crystal Canyon Drive
Z18	VOTED	358	Crystal Canyon Drive
Z19	VOTED	368	Crystal Canyon Dr
KK20	VOTED	4112	Crystal Bridge Dr
A59	VOTED	618	North Bridge Dr
B12	VOTED	627	North Bridge Dr
M19	VOTED	822	Lakeside Dr
KK18	VOTED	4104	Crystal Bridge Dr
H03B	VOTED	403	Boundary Ln
Z27	VOTED	438	Crystal Canyon Drive
Y03	VOTED	171	Sopris Mesa Dr
H03D	VOTED	407	Boundary Ln
JJ12A	VOTED	3800	Crystal Bridge Drive
KK19	VOTED	4108	Crystal Bridge Drive
F05	VOTED	229	Holland Thompson
KK03	VOTED	4032	Crystal Bridge Drive
J09	VOTED	66	Crystal Canyon Dr
EE10	VOTED	870	Perry Ridge
Z26	VOTED	432	Crystal Canyon Drive
HH01	VOTED	1164	Heritage Drive
HH02	VOTED	1168	Heritage Drive
Y14	VOTED	150	Sopris Mesa
HH17	VOTED	1211	Heritage Drive
H04B	VOTED	411	Boundary Lane
A05	VOTED	108	Pioneer Court
FF08	VOTED	714	Perry Ridge Drive
A56	VOTED	630	North Bridge Drive
J12	VOTED	90	Crystal Canyon Dr
A39	VOTED	421	Settlement Lane
M44	VOTED	66	Heritage Court
GG05	VOTED	115	Bowles
M37	VOTED	1100	Heritage Drive
A54	VOTED	640	North Bridge

A55	VOTED	634	North bridge Dr
HH15	VOTED	1223	Heritage Drive
EE14	VOTED	832	Perry Ridge
KK17	VOTED	4100	Crystal Bridge Drive
A41	VOTED	433	Settlement Lane
V05	VOTED	669	Perry Ridge
L03	VOTED	44	South Bridge Court
JJ04A	VOTED	3500	Crystal Bridge Drive
J15	VOTED	114	Crystal Canyon Dr
A60	VOTED	614	NorthBridge Dr
D15	VOTED	3916	Crystal Bridge Dr
N02	VOTED	4156	Crystal Bridge Drive
A61	VOTED	610	North Bridge Drive
HH19	VOTED	1201	Heritage Dr
J04	VOTED	18	Crystal Canyon Drive
V06	VOTED	681	Perry Ridge
M39	VOTED	1090	Heritage Drive
F48	VOTED	329	Lamprecht Dr
K05	VOTED	70	Old Barn Ln
D02	VOTED	3836	Crystal Bridge Dr
M31	VOTED	1103	Heritage Dr
Z06	VOTED	242	Crystal Canyon Dr
F12	VOTED	201	Holland Thompson
S09	VOTED	125	Shadowood Lane
AA11	VOTED	303	Crystal Canyon Drive
F50	VOTED	321	Lamprecht Drive
D14	VOTED	3910	Crystal Bridge Dr
EE01	VOTED	807	Perry Ridge
EE02	VOTED	817	Perry Ridge
H09A	VOTED	461	Boundary Ln
Z07	VOTED	250	Crystal Canyon Drive
JJ03B	VOTED	3440	Crystal Bridge Drive
JJ04B	VOTED	1264	Crystal Bluffs Loop
AA10	VOTED	293	Crystal Canyon Drive
F55	VOTED	202	Holland Thompson Drive
B02	VOTED	665	North Bridge Dr
F62	VOTED	232	Holland Thompson Dr
JJ11B	VOTED	3780	Crystal Bridge Drive
H11B	VOTED	483	Boundary Lane
V11	VOTED	741	Perry Ridge
V02	VOTED	633	Perry Ridge
V03	VOTED	645	Perry Ridge
S20	VOTED	4119	Crystal Bridge Drive
B03	VOTED	661	Northbridge Dr
H10A	VOTED	471	Boundary Ln
AA14	VOTED	351	Crystal Canyon Drive
A52	VOTED	650	North Bridge Drive
HH18	VOTED	1205	Heritage Dr
Z20	VOTED	376	Crystal Canyon Drive

Y02	VOTED	163	Sopris Mesa Drive
B10	VOTED	633	North Bridge Drive
Z10	VOTED	272	Crystal Canyon Dr
M40	VOTED	1084	Heritage Drive
EE09	VOTED	910	Perry Ridge
F07	VOTED	221	Holland Thompson Dr
H01B	VOTED	383	Boundary Lane
F23	VOTED	42	Ferguson Drive
U05	VOTED	3952	Crystal Bridge Drive
D04	VOTED	3850	Crystal Bridge Drive
H04A	VOTED	409	Boundary Lane
M11	VOTED	921	Cedar Creek
D09	VOTED	3880	Crystal Bridge Dr
W14	VOTED	4057	Crystal Bridge Dr
H07B	VOTED	443	Boundary Ln
K09	VOTED	45	Crystal Canyon Drive
K11	VOTED	61	Crystal Canyon Drive
H08A	VOTED	451	Boundary Lane
M34	VOTED	1118	Heritage Drive
AA21	VOTED	427	Crystal Canyon Dr
H10C	VOTED	475	Boundary Ln
X07	VOTED	40	Patterson Drive
D08	VOTED	3874	Crystal Bridge Dr
I101A	VOTED	1250	Crystal Bluffs Loop
A09	VOTED	124	Pioneer Ct
AA12	VOTED	311	Cystal Canyon Dr
S05	VOTED	4141	Crystal Bridge Drive
K13	VOTED	93	Crystal Canyon Drive
A13	VOTED	674	North Bridge Drive
K02	VOTED	5125	Crystal Bridge Drive
Z05	VOTED	234	Crystal Canyon
Y08	VOTED	172	Sopris Mesa
KK02	VOTED	4016	Crystal Bridge Drive
A30	VOTED	420	Settlement Ln
I103A	VOTED	1260	Crystal Bluffs Loop
F58	VOTED	214	Holland Thompson Dr
A10	VOTED	128	Pioneer Ct
I108A	VOTED	1278	Crystal Bluffs Loop
J11	VOTED	82	Crystal Canyon Drive
FF09	VOTED	722	Perry Ridge
H02A	VOTED	391	Boundary Lane
FF04	VOTED	684	Perry Ridge Drive
D16	VOTED	3922	Crystal Bridge Dr
J13	VOTED	98	Crystal Canyon Drive
X06	VOTED	50	Patterson Drive
AA03	VOTED	221	Crystal Canyon Drive
JJ09B	VOTED	3680	Crystal Bridge Dr
W04	VOTED	3865	Crystal Bridge Dr
AA22	VOTED	435	Crystal Canyon Dr
M28	VOTED	809	Lakeside Dr

M46	VOTED	22	Heritage Court
V08	VOTED	707	Perry Ridge
A28	VOTED	428	Settlement Lane
J16	VOTED	122	Crystal Canyon Drive
Y12	VOTED	158	Sopris Mesa Dr
HH10	VOTED	1200	Heritage Drive
M04		1029	Heritage Drive
S13		150	Shadowood Lane
HH21		1193	Heritage Drive
HH13		1235	Heritage Dr
M14		901	Cedar Creek
H09B		463	Boundary Lane
A49		465	Settlement Lane
HH07		1188	Heritage Dr
J07		50	Crystal Canyon Drive
II06B		1272	Crystal Bluffs Loop
AA06		255	Crystal Canyon Dr
Y07		178	Sopris Mesa Drive
Z21		384	Crystal Canyon Dr
Z22		394	Crystal Canyon Dr
V12		751	Perry Ridge
M25		821	Lakeside Dr
AA04		233	Crystal Canyon Dr
W07		3883	Crystal Bridge Dr
F51		315	Lamprecht Drive
H06C		435	Boundary Lane
A42		437	Settlement Ln
EE16		812	Perry Ridge
M45		44	Heritage Court
KK13		4080	Crystal Bridge Drive
S18		4127	Crystal Bridge Dr
H07A		441	Boundary Lane
F13		2	Harris Drive
II05A		1266	Crystal Bluffs Loop
HH22		1189	Heritage Drive
GG07		119	Bowles
HH23		1185	Heritage Drive
S02		4159	Crystal Bridge Drive
S07		105	Shadowood Lane
D05		3856	Crystal Bridge Dr
Q04		989	Cedar Creek
KK01		4006	Crystal Bridge Drive
EE03		829	Perry Ridge
F15		10	Harris Drive
JJ03A		3460	Crystal Bridge Dr
H05A		421	Boundary Lane
Z15		328	Crystal Canyon Dr
K08		37	Crystal Canyon Drive
FF15		774	Perry Ridge Drive
A31		416	Settlement Lane
N05		4132	Crystal Bridge Drive

F60		224	Holland Thompson Drive
A29		424	Settlement Lane
F65		244	Holland Thompson
H07C		445	Boundary Ln
V04		655	Perry Ridge
IIO8B		1280	Crystal Bluffs Loop
F08		217	Holland Thompson Drive
KK16		4096	Crystal Bridge Drive
JJ10A		3740	Crystal Bridge
KK21		4116	Cyrstal Bridge Dr
M33		1124	Heritage Drive
H01C		385	Boundary Lane
A53		644	North Bridge Drive
A06		112	Pioneer Court
Z13		300	Crystal Canyon Drive
Z14		312	Crystal Canyon Drive
A23		456	Settlement Ln
K12		77	Crystal Canyon Drive
KK04		4034	Crystal Bridge Dr
J08		58	Crystal Canyon Drive
M12		915	Cedar Creek
M17		810	Lakeside Drive
HH09		1196	Heritage Dr
AA05		245	Crystal Canyon Dr
M38		1096	Heritage Drive
HH04		1174	Heritage Drive
F06		225	Holland Thompson
V07		691	Perry Ridge Rd
EE07		875	Perry Ridge
H06A		431	Boundary Ln
S10		135	Shadowood Ln
AA18		389	Crystal Canyon Dr
Z08		258	Crystal Canyon Drive
Z09		264	Crystal Canyon Drive
EE08		883	Perry Ridge
GG06		117	Bowles Dr
IIO2A		1254	Crystal Bluffs Loop
H01A		381	Boundary Lane
F44		345	Lamprecht Drive
W11		4021	Crystal Bridge
W12		4033	Crystal Bridge
W13		4043	Crystal Bridge Drive
Z11		280	Crystal Canyon Dr
M15		802	Lakeside Dr
HH12		1241	Heritage Drive
D06		3862	Crystal Bridge Dr
F27		420	Boyd Drive
EE06		863	Perry Ridge
A16		488	Settlement Ln
AA16		369	Crystal Canyon Dr

AA17		379	Crystal Canyon Dr
F30		450	Boyd
D07		3868	Crystal Bridge Drive
W16		4077	Crystal Bridge Dr
F28		430	Boyd Drive
II03B		1258	Crystal Bluffs Loop
F33		455	Boyd Drive
H03C		405	Boundary Ln
KK22		4118	Crystal Bridge Dr
Q03		979	Cedar Creek Dr.
U01		3928	Crystal Bridge Dr
A38		413	Settlement Ln
U06		3958	Crystal Bridge Drive
F01		245	Holland Thompson Dr
A14		670	North Bridge Drive
A15		492	Settlement Ln
V09		719	Perry Ridge Rd
S16		110	Shadowood Lane
A04		104	Pioneer Court
GG04		107	Bowles Dr
GG08		121	Bowles
M08		914	Cedar Creek Dr
HH14		1229	Heritage Drive
JJ05A		3540	Crystal Bridge Dr
A33		408	Settlement Ln
FF01		101	Sopris Mesa Drive
FF02		109	Sopris Mesa Drive
FF03		104	Sopris Mesa Dr
S12		160	Shadowood Lane
F19		26	Harris Drive
F37		54	Ferguson Drive
HH05		1180	Heritage Drive
FF11		738	Perry Ridge
FF12		746	Perry Ridge
F64		240	Holland Thompson Drive
H02D		397	Boundary Lane
V14		769	Perry Ridge
F02		241	Holland Thompson Drive
K04		60	Old Barn Lane
KK11		4066	Crystal Bridge Dr
Q02		969	Cedar Creek
FF10		730	Perry Ridge
H06B		433	Boundary Lane
X03		80	Patterson Drive
GG10		118	Bowles Dr
HH08		1192	Heritage Dr
A32		412	Settlement Lane
S03		4153	Crystal Bridge Dr
V10		731	Perry Ridge Rd
Y05		188	Sopris Mesa Drive
D10		3886	Crystal Bridge Drive

A50		660	North Bridge Drive
A27		432	Settlement Lane
M05		1035	Heritage Dr
B01		671	North Bridge Drive
J10		74	Crystal Canyon Drive
A03		735	North Bridge
Q01		959	Cedar Creek Drive
Z25		424	Crystal Canyon Dr
JJ02A		3420	Crystal Bridge Dr
S19		4123	Crystal Bridge Dr
U11		3988	Crystal Bridge Drive
W01		3847	Crystal Bridge Dr
W02		3853	Crystal Bridge Dr
GG14		110	Bowles
FF14		766	Perry Ridge Drive
W03		3859	Crystal Bridge Dr
W05		3871	Crystal Bridge Dr
EE15		822	Perry Ridge
KK12		4072	Crystal Bridge Drive
K14		117	Crystal Canyon Drive
K15		125	Crystal Canyon Drive
Y01		153	Sopris Mesa
M10		929	Cedar Creek
AA01		201	Crystal Canyon Drive
M30		801	Lakeside Drive
A48		461	Settlement Lane
M18		818	Lakeside Dr
U08		3970	Crystal Bridge Dr
JJ01A		3360	Crystal Bridge Dr
U09		3976	Crystal Bridge Dr
Y13		154	Sopris Mesa Drive
J02		5135	Crystal Bridge Dr
J17		130	Crystal Canyon Drive
S14		140	Shadowood Lane
F57		210	Holland Thompson Drive
II01B		1252	Crystal Bluffs Loop
JJ01B		3380	Crystal Bridge Drive
A36		403	Settlement Ln
A26		436	Settlement Ln
U02		3934	Crystal Bridge Drive
D11		3892	Crystal Bridge Drive
F46		337	Lamprecht Drive
B11		629	North Bridge Drive
HH16		1217	Heritage Drive
GG09		120	Bowles Dr
D13		3904	Crystal Bridge Drive
F35		435	Boyd
W10		3901	Crystal Bridge Dr
D03		3838	Crystal Bridge Drive
EE11		860	Perry Ridge
EE12		850	Perry Ridge

EE13		842	Perry Ridge
F54		303	Lamprecht Drive
F03		237	Holland Thompson Drive
F61		228	Holland Thompson Drive
Z24		416	Crystal Canyon Dr
JJ05B		3520	Crystal Bridge Dr
M03		1023	Heritage Drive
EE05		851	Perry Ridge
X10		10	Patterson Dr
D01		3832	Crystal Bridge Drive
F45		341	Lamprecht Dr
M24		825	Lakeside Drive
F32		465	Boyd Dr
S17		4131	Crystal Bridge Drive
Y10		162	Sopris Mesa Drive
II07A		1274	Crystal Bluffs Loop
JJ10B		3720	Crystal Bridge Dr
F42		74	Ferguson Dr
KK08		4056	Crystal Bridge Dr
KK09		4058	Crystal Bridge Drive
GG15		108	Bowles Dr
W06		3877	Crystal Bridge Dr
F17		18	Harris Drive
AA13		335	Crystal Canyon Drive
A18		476	Settlement Lane
W15		4069	Crystal Bridge Dr
II04A		1262	Crystal Bluffs Loop
X04		70	Patterson Drive
X05		60	Patterson Drive
Z23		406	Crystal Canyon Drive
AA15		359	Crystal Canyon
X01		604	Perry Ridge Rd
F14		6	Harris Drive
B05		653	North Bridge Drive
JJ04B		3480	Crystal Bridge Drive
M22		840	Lakeside Dr
F63		236	Holland Thompson Dr
GG03		105	Bowles
X02		600	Perry Ridge Rd
F18		22	Harris Drive
M23		831	Lakeside Drive
Y04		179	Sopris Mesa Dr