



## RIVER VALLEY RANCH

The RVRMA Staff and your elected volunteer Board have a strong track record of spending our money wisely. In 2016, this modest 2.6% budget increase (\$8/month) we're requesting will enable us to continuously improve our facilities, service and staff while also strengthening our Reserve Account as planned.

While our operating performance in 2015 is on target, we are faced with the unexpected resignation of Ian Hause, our highly-regarded Executive Director since April 2011. Fortunately, Ian had developed a great team of staff members and outside contractors who have done an outstanding job meeting our many day-to-day challenges.

Unlike a typical \$2 million dollar small business where you do a few things repeatedly, our RVRMA is tasked with numerous, constantly-changing responsibilities. Many of these are invisible...until they're not done right. Others are in plain sight and the expectations are appropriately very high. To borrow Jim Calaway's words from years ago...RVR should be "pretty & pleasant."

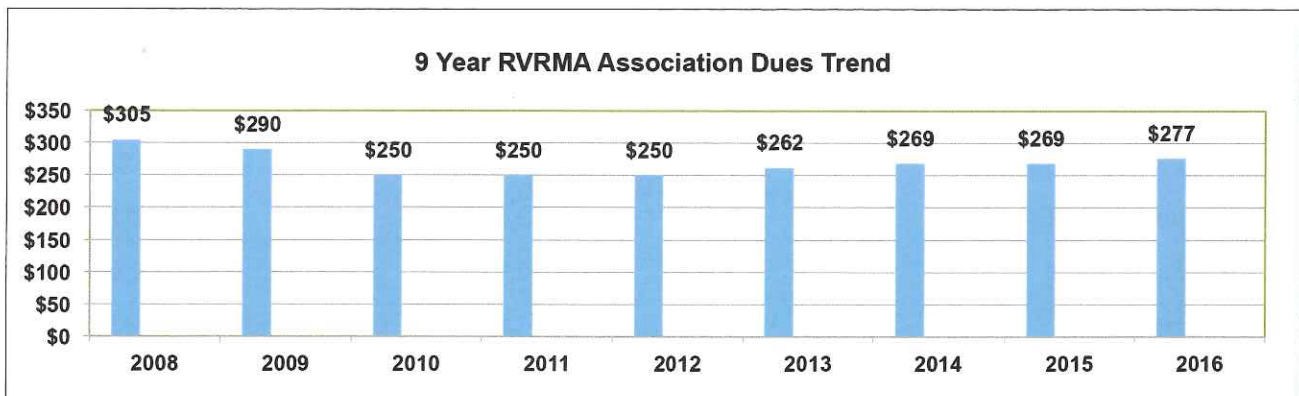
With the able assistance of volunteer-at-large Search Committee members (Scott Darling, Elizabeth Murphy, Gary Harada, Brian Leasure and Jay Harrington), your Board is conducting a thorough search for a top-notch Executive Director. We expect this will be completed by early 2016.

Included in your packet are the Annual Meeting Notice/Agenda and the Budget Ratification Ballot. Please complete the ballot and return it to the Ranch House as soon as possible but no later than 4 pm on December 16.

Thank you for your support. If you have questions, please direct them to either Suzie Mathews, [rvrfinance@rvrcommunity.com](mailto:rvrfinance@rvrcommunity.com), or Bob Schoofs, [rjschoofs@gmail.com](mailto:rjschoofs@gmail.com).

  
JIM NOYES

Volunteer President, RVRMA Board



Jim Noyes, *President* (2018) · Ron Rouse, *Vice President* (2018) · Robert Schoofs, *Treasurer* (2018)  
Yvonne Perry, *Secretary* (2017) · Lani Kitching, *Director* (2016) · Jack Gausnell, *Director* (2016)  
Todd Richmond, *Director* (2017)

# RIVER VALLEY RANCH MASTER ASSOCIATION

## 2016 Proposed Operations Budget

	<u>2015 PROJECTED ACTUALS</u>	<u>2016 PROPOSED BUDGET</u>
<b>REVENUES</b>		
Assessments	1,715,884.88	1,768,044.00
Memberships	66,340.84	58,500.00
Recreation and Tennis Programming	137,272.32	129,000.00
Miscellaneous Income	122,881.03	107,060.00
Irrigation Reimbursement Assessment	77,602.50	79,970.00
Trash Reimbursement Assessment	54,430.00	72,000.00
<b>TOTAL REVENUES</b>	<b>2,174,411.57</b>	<b>2,214,574.00</b>
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<b>EXPENSES</b>		
Recreation and Tennis Programming	160,633.99	162,650.00
Concession Expenses	16,124.77	18,400.00
Personnel	870,685.42	818,672.00
Grounds	338,887.11	335,000.00
Irrigation	205,983.76	217,500.00
Ranch House Expenses	109,088.07	105,200.00
Utilities	107,331.53	112,300.00
Administrative	78,132.15	84,000.00
Finance	8,367.29	6,700.00
Design Review Committee	6,934.75	6,000.00
RVR Community Expenses	63,576.11	61,000.00
Reserve Accounts	218,623.32	219,152.00
Trash Services	51,249.66	68,000.00
<b>TOTAL EXPENSES</b>	<b>2,235,617.93</b>	<b>2,214,574.00</b>

NOTE: This budget assumes 2016 assessments are increased to \$277 per month (not including trash fee estimated to be \$20 per month).

**OLD TOWN** (Neighborhood dues will remain the same, Master Association dues will increase to \$277 not including trash)

OPERATING BUDGET

**INCOME**

Dues at \$55 Per Month, 65 homeowners 42,900

**EXPENSES**

Lawn Maintenance 16,500

Snow Removal 13,050

Irrigation System R & M 7,500

Irrigation Water 5,850

**TOTAL EXPENSES** **42,900**

PAINTING RESERVE

**Projected Balance at 2015 year end** **3,829**

**ESTIMATED BEGINNING Balance January 1, 2016** **3,829**

Dues at \$70 Per Month, 65 homeowners 54,600

2016 Painting and Repairs (No houses scheduled) ( 0 )

**ESTIMATED ENDING Balance December 31, 2016** **58,429**

**THE SETTLEMENT** (Neighborhood dues will remain the same, Master Association dues will increase to \$277 not including trash)

OPERATING BUDGET

**INCOME**

Dues at \$120 Per Month, 55 homeowners 79,200

**2015 Estimated Surplus Funds**

**EXPENSES**

Lawn Maintenance 34,800

Snow Removal 20,000

Irrigation System R & M 14,500

Irrigation Water 9,900

**TOTAL EXPENSES** **79,200**

PAINTING RESERVE

**Projected Balance at 2015 year end** **37,658**

2015 Surplus Funds (estimated) 2,401

**ESTIMATED BEGINNING Balance January 1, 2016** **40,059**

Dues at \$85 Per Month, 55 homeowners 56,100

2016 Painting and Repairs (51,975)

**ESTIMATED ENDING Balance December 31, 2016** **44,184**



## A FRIENDLY MESSAGE FROM MEMBER SERVICES

**W**e were thrilled to have been awarded the Rocky Mountain HOA of the Year title earlier this year and set the goal of continuous improvement moving forward.

The wonderful sense of community within River Valley Ranch is one of the many traits that make RVR such a great HOA to be a part of. The Member Services Team aims to keep our members engaged and involved in the River Valley Ranch community.

Our many functions and events offered throughout the year are a great opportunity for meeting and connecting with your friends and neighbors. Here are some of the new features and old favorites for RVR events!

- Our Easter party had a visit from the Easter Bunny himself!
- The Independence Day Jubilee offered fun and entertainment for all ages.
- Numerous informative functions, such as presentations from local authors, doctors and artists paired with time to mix and mingle with wine and charcuterie were a regular occurrence at the Ranch House throughout the year.

- Game Night at the Ranch House brought more than 50 residents together to play board games and mingle with neighbors.
- At the “Dive In” movie, both adults and children enjoyed a poolside nighttime showing of *Monsters, Inc.*, from the deck and in the pool.

From our smaller events to our big holiday blowouts, there’s something for everyone!

Please Save the Date...  
*Annual RVR  
 Holiday Party*  
 5–8 pm • Saturday, December 12

The friendly and experienced Front Desk Team is eager to assist you with any of your Ranch House activities or RVR matters. Whether you are attending one of our functions, coming in for a workout or just stopping by

for a cup of hot coffee, the smiling faces at the front desk strive to make every Ranch House visit an enjoyable one.

We are always looking for ways to improve the member experience so I welcome you to contact me via phone, e-mail or by stopping by the office. Our door is always open and I look forward to hearing your feedback and comments for an even better 2016!

—Brenda Bamford, Member Services Manager  
 memberservices@rvrcommunity.com