

2016 Annual Meeting – January 25, 2015

Agenda

- Introductions and Opening Remarks – Brett
- Approve 2015 Annual Meeting Minutes – Bill
- Treasurer's Report for 2015 – Toni
- Road Report – Brent and Bill
 - 2015 Goals and Accomplishments
 - Plans for 2016
- 10-year financial plan update and dues for 2016 – Brett
- Election of New Board Member – Brett
- New Business – Brett

Secretary's Report

- Approve minutes of 2015 Annual Meeting
- Review action items from 2015 Annual Meeting

Presented by Bill Owens

Rio Vista Hills HOA Secretary

Treasurer's Report

Presented by Toni Whitney
Rio Vista Hills HOA Treasurer

RIO VISTA HILLS H.O.A.
Statement of Revenues & Expenses-Income Tax Basis
January through December 2015

	Jan - Dec 15	Jan - Dec 14	\$ Change
Ordinary Income/Expense			
Income			
Homowners Assoc Dues			
Lot w/Home	34,725.00	34,425.00	300.00
Lot Only	5,250.00	5,250.00	0.00
ROAD DUES	2,549.00	2,074.00	475.00
Total Homowners Assoc D...	42,524.00	41,749.00	775.00
Total Income	42,524.00	41,749.00	775.00
Expense			
Insurance			
Liability Insurance	775.00	450.00	325.00
Total Insurance	775.00	450.00	325.00
Miscellaneous	220.43	0.00	220.43
Postage and Delivery	38.00	34.00	4.00
Printing and Reproduction	762.00	538.19	223.81
Professional Fees			
Accounting	735.00	775.00	-40.00
Consulting	235.00	0.00	235.00
Legal Fees	469.00	0.00	469.00
Total Professional Fees	1,439.00	775.00	664.00
Rent	327.50	127.50	200.00
Repairs			
Road Maintenance	39,953.04	13,457.98	26,495.06
Repairs - Other	0.00	793.22	-793.22
Total Repairs	39,953.04	14,251.20	25,701.84
Taxes			
State	50.00	50.00	0.00
Total Taxes	50.00	50.00	0.00
Website	206.00	706.15	-500.15
Total Expense	43,770.97	16,932.04	26,838.93
Net Ordinary Income	-1,246.97	24,816.96	-26,063.93
Net Income	<u>-1,246.97</u>	<u>24,816.96</u>	<u>-26,063.93</u>

RIO VISTA HILLS H.O.A.
Statement of Assets, Liabilities & Equity-Income Tax Basis
As of December 31, 2015

	<u>Dec 31, 15</u>	<u>Dec 31, 14</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Chase Bank-checking	51,924.20	0.00	51,924.20
Cash - B of A Checking	0.00	53,471.17	-53,471.17
Total Checking/Savings	51,924.20	53,471.17	-1,546.97
Other Current Assets			
Undeposited Funds	300.00	0.00	300.00
Total Other Current Ass...	300.00	0.00	300.00
Total Current Assets	52,224.20	53,471.17	-1,246.97
TOTAL ASSETS	<u>52,224.20</u>	<u>53,471.17</u>	<u>-1,246.97</u>
LIABILITIES & EQUITY			
Equity			
Retained Earnings	53,471.17	28,654.21	24,816.96
Net Income	-1,246.97	24,816.96	-26,063.93
Total Equity	52,224.20	53,471.17	-1,246.97
TOTAL LIABILITIES & EQUI...	<u>52,224.20</u>	<u>53,471.17</u>	<u>-1,246.97</u>

Road Report

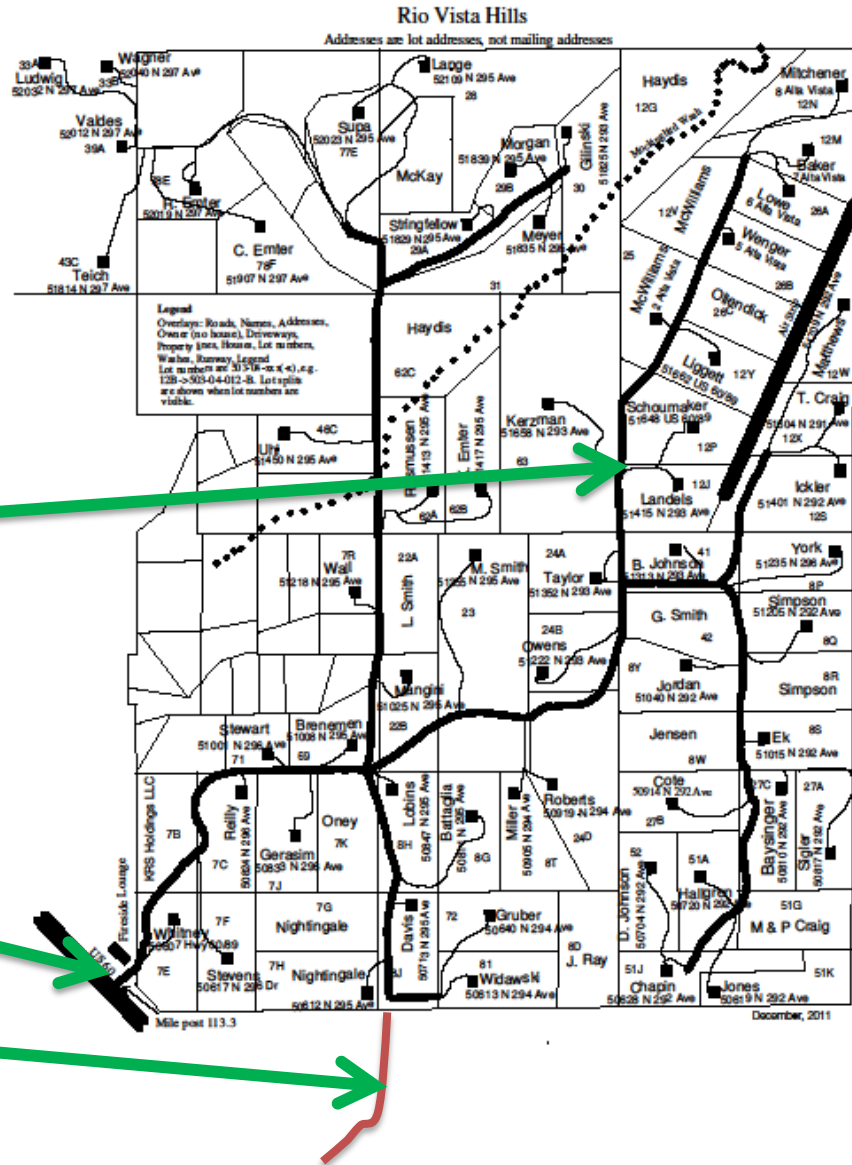
Presented by Bill Owens

On behalf of the Road Committee

Brent Wenger, Jerry Nightingale, Chuck Miller, Terry Craig and Brett Gerasim

2015 Goals – January 2015

1. Annual Maintenance (cracks, pot holes, edge repairs, etc.)
2. Other as needed tasks (storm clean-up, street sweeping, signage improvements, centerline painting)
3. **Repair high/medium priority existing erosion problems including yet to be identified damage occurring during 2015 season**
4. Clean out settling bowl at N 293rd
5. Tree trimming (mostly volunteer effort) throughout RVH
6. Monitor erosion everywhere in RVH
7. Further investigate signage at junction Hwy 60/89
8. Plan signage necessary relating to Emergency Entrance/Exit use



New street-number sign #1 at Main Entrance



New street-number sign #2 at Main Entrance



New warning sign at E-Entrance -- Locked Gate Ahead and Directions to RVH Entrance





Locked Gate at Emergency Entrance



N 293rd -- settling bowl full January 2015



N 293rd -- settling bowl full January 2015

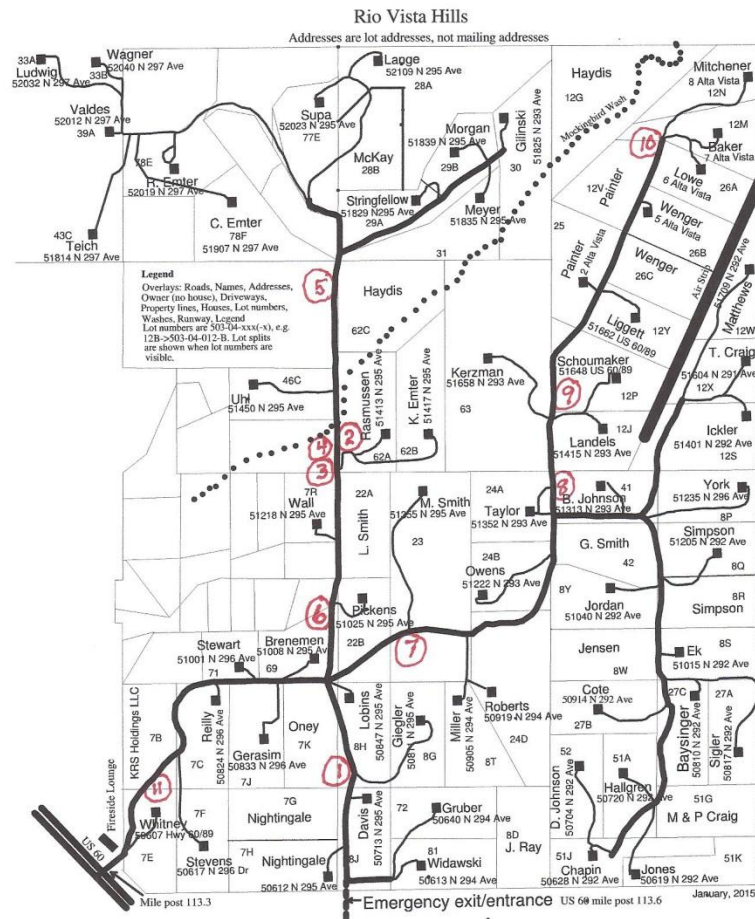


N 293rd -- settling bowl cleanout December 2015





2015 Accomplishments – Major Erosion Sites - Feb 2015



Map - erosion sites 0226 2015

July 14th 2012 – 6:51 PM

Major stream flow across N 295th in Mockingbird Wash



Projects Completed and Expenditures – 2015

	Jan 2015 <u>Estimate</u>	YE <u>Actual</u>
1. Materials/services from 2014 paid in 2015	\$1,300	---
2. Repair Feb 2015 priority road issues	7,000	32,145
3. Repair new road issues (after monsoons)	3,000	9,011
4. Tree trimming and brush removal	750	220
5. Storm debris clean-up – 2015 season	2,000	---
6. <u>Power sweeping after 2015 monsoons</u>	950	---
Total Road Repairs and Improvements	\$15,000	\$41,376
<u>Administrative Expenses</u>	1,737	2,395
Total	\$16,737	\$43,771

N 295th -- Major erosion site – January 2015



N 295th -- Erosion site repair – December 2015



N 295th – Erosion cut opposite Rasmussen's January 2015



N 295th – Erosion cut repair December 2015



N 295th – Erosion adjacent Rasmussen's January 2015



N 295th – Erosion adjacent Rasmussen's January 2015



N 295th – Erosion repair adjacent Rasmussen's December 2015



N 295th – Erosion cut opposite Pickens January 2015



N 295th – Erosion cut repair opposite Pickens December 2015



N 295th -- Mockingbird Wash major erosion threat repair -- December 2015



N 295th -- Erosion cut in Mockingbird Wash January 2015



N 295th -- Erosion cut repair in Mockingbird Wash -- December 2015



N 295th -- erosion in Mockingbird Wash January 2015



N 295th -- erosion repair in Mockingbird Wash December 2015



N 294th -- erosion opposite Smith's driveway
January 2015



N 294th -- new concrete gutter opposite Smith's December 2015



N 296th -- Erosion between Steven's and Whitney's January 2015



N 296th -- Erosion between Steven's and Whitney's driveways – January 2015



N 296th – New concrete gutter between Steven's and Whitney's – December 2015



N 293rd -- erosion opposite Taylor's residence January 2015



N 293rd -- rock gutter opposite Taylor's residence December 2015



N 292nd -- erosion opposite Jordan's driveway January 2015



N 292nd -- Concrete gutter opposite Jordan's December 2015



N 296th -- High priority erosion cut repair #1

December 2015



N 296th -- High priority erosion cut repair #2

December 2015



Road Report

Goals for 2016

- Form new Road Committee
- Road Committee to survey entire infrastructure and present findings and recommendations to RVH Board
- With Board approval, obtain contractor bids and present recommendations to the Board
- Proceed to complete approved projects

Budget for 2016

1.	Funds available for repairs and improvements	\$23,300
2.	Tree trimming and brush removal (mostly volunteer)	100
3.	Tractor work – storm debris clean-up (mostly volunteer)	600
4.	<u>Annual power sweeping</u>	<u>1,000</u>
	Total Road Repairs and Improvements	\$25,000
	<u>Administrative Expenses</u>	<u>2,060</u>
	Total	\$27,060

2016 FINANCIAL PLAN AND DUES ANNOUNCEMENT

Presented by Brett Gerasim – Rio Vista Hills HOA President

10-Year Financial Plan -- 2015

actuals

Dues @ \$750 per RVH res., \$375 per vacant lot, Non-RVH per schedule, same as 2013 and 2014

Year	Starting Balance (\$)	Admin. Expenses (\$ (+3%/year))	Road Resurfacing (+3.25%/year)		Other Road Maint (\$ (+3.25%/year))	Approximate Annual Income (\$)	Approximate Ending Balance (\$)
2012	144,700	1,470	154,544	*	17,395	30,689	1,469
2013	1,469	1,637	-		13,521	42,361	28,654
2014	28,654	1,437			15,495	41,749	53,471
2015	53,471	1,737	22,000	**	15,000	42,556	57,290
2016	57,290	1,789			12,260	42,556	85,797
2017	85,797	1,843			12,658	42,556	113,852
2018	113,852	1,898	24,000	**	13,070	42,556	117,440
2019	117,440	1,955			13,495	42,556	144,546
2020	144,546	2,014			13,933	42,556	171,155
2021	171,155	2,074			14,386	42,556	197,251
2022	197,251	2,136	213,000	*	14,854	42,556	9,817
2023	9,817	2,200			15,336	42,556	34,837
2024	34,837	2,266			15,835	42,556	59,291
2025	59,291	2,334	27,000	**	16,349	42,556	56,164
2026	56,164	2,404			16,881	42,556	79,435

* resurfacing assumes edge repairs and chipsealing as in 2012: 10 year life

** seal coat every 3-5 years

10-Year Financial Plan -- 2016 Alt A

actuals

Keep Dues @ \$750 per RVH residence, seal coat in 2017, increase Road Maint. starting in 2016

Year	Starting Balance (\$)	Admin. Expenses (\$ (+3%/year))	Road Resurfacing (+3.25%/year)		Other Road Maint (\$ (+3.25%/year))	Approximate Annual Income (\$)	Approximate Ending Balance (\$)
2012	144,700	1,470	154,544	*	17,395	30,689	1,469
2013	1,469	1,637	-		13,521	42,361	28,654
2014	28,654	1,437			15,495	41,749	53,471
2015	53,471	2,395			41,376	42,524	52,224
2016	52,224	2,060			25,000	42,556	67,720
2017	67,720	2,122	25,000	**	25,813	42,556	57,342
2018	57,342	2,185			26,651	42,556	71,061
2019	71,061	2,251			27,518	42,556	83,848
2020	83,848	2,319			28,412	42,556	95,674
2021	95,674	2,388			29,335	42,556	106,506
2022	106,506	2,460	213,000	*	5,000	42,556	(71,397)
2023	(71,397)	2,534			31,273	42,556	(62,648)
2024	(62,648)	2,610			32,289	42,556	(54,991)
2025	(54,991)	2,688			33,339	42,556	(48,461)
2026	(48,461)	2,768			34,422	42,556	(43,096)

* resurfacing assumes edge repairs and chipsealing as in 2012: 10 year life

** seal coat once at 5 years

10-Year Financial Plan -- 2016 Alt B

actuals

Increase Dues to \$800 per RVH residence, seal coat in 2017, increase Road Maint. starting in 2016

Year	Starting Balance (\$)	Admin. Expenses (\$ (+3%/year))	Road Resurfacing (+3.25%/year)		Other Road Maint (\$ (+3.25%/year))	Approximate Annual Income (\$)	Approximate Ending Balance (\$)
2012	144,700	1,470	154,544	*	17,395	30,689	1,469
2013	1,469	1,637	-		13,521	42,361	28,654
2014	28,654	1,437			15,495	41,749	53,471
2015	53,471	2,395			41,376	42,524	52,224
2016	52,224	2,060			25,000	45,393	70,557
2017	70,557	2,122	25,000	**	25,813	45,393	63,016
2018	63,016	2,185			26,651	45,393	79,572
2019	79,572	2,251			27,518	45,393	95,196
2020	95,196	2,319			28,412	45,393	109,859
2021	109,859	2,388			29,335	45,393	123,528
2022	123,528	2,460	213,000	*	5,000	45,393	(51,538)
2023	(51,538)	2,534			31,273	45,393	(39,952)
2024	(39,952)	2,610			32,289	45,393	(29,458)
2025	(29,458)	2,688			33,339	45,393	(20,091)
2026	(20,091)	2,768			34,422	45,393	(11,889)

* resurfacing assumes edge repairs and chipsealing as in 2012: 10 year life

** seal coat once at 5 years

10-Year Financial Plan -- 2016 Alt C

actuals

Increase Dues to \$800 in 2016, seal coat in 2017, increase Road Maint. starting in 2016

Increase Dues \$50 per year every year thereafter

Year - Dues	Starting Balance (\$)	Admin. Expenses (\$) (+3%/year)	Road Resurfacing (+3.25%/year)		Other Road Maint (\$) (+3.25%/year)	Approximate Annual Income (\$)	Approximate Ending Balance (\$)
2012	144,700	1,470	154,544	*	17,395	30,689	1,469
2013 - \$750	1,469	1,637	-		13,521	42,361	28,654
2014 - \$750	28,654	1,437			15,495	41,749	53,471
2015 - \$750	53,471	2,395			41,376	42,524	52,224
2016 - \$800	52,224	2,060			25,000	45,393	70,557
2017 - \$850	70,557	2,122	25,000	**	25,813	48,230	65,853
2018 - \$900	65,853	2,185			26,651	51,067	88,083
2019 - \$950	88,083	2,251			27,518	53,904	112,218
2020 - \$1000	112,218	2,319			28,412	56,741	138,229
2021 - \$1050	138,229	2,388			29,335	59,578	166,083
2022 - \$1100	166,083	2,460	213,000	*	5,000	62,415	8,039
2023 - \$1150	8,039	2,534			31,273	65,252	39,484
2024 - \$1200	39,484	2,610			32,289	68,089	72,674
2025 - \$1200	72,674	2,688			33,339	68,089	104,737
2026 - \$1200	104,737	2,768			34,422	68,089	135,635

* resurfacing assumes edge repairs and chipsealing as in 2012: 10 year life

** seal coat once at 5 years

Non-RVH Road Dues Calculations - 2016

Non-RVH	Length of RVH Road Used			Non-RVH dues with RVH Dues @ \$800	
Owner Name	miles	adder	% of RVH	as calculated	as assessed
Stewart	0.25	0.10	11.29%	\$ 90.32	\$ 90.00
Brenemen	0.30	0.10	12.90%	\$ 103.23	\$ 103.00
Wall	0.60	0.10	22.58%	\$ 180.65	\$ 181.00
Uhl/Kurtz	0.80	0.10	29.03%	\$ 232.26	\$ 232.00
Supa	1.00	0.10	35.48%	\$ 283.87	\$ 284.00
C. Emter	1.00	0.10	35.48%	\$ 283.87	\$ 284.00
R. Emter	1.00	0.10	35.48%	\$ 283.87	\$ 284.00
Teich	1.00	0.10	35.48%	\$ 283.87	\$ 284.00
Valdes	1.00	0.10	35.48%	\$ 283.87	\$ 284.00
Wagner	1.00	0.10	35.48%	\$ 283.87	\$ 284.00
Ludwig	1.00	0.10	35.48%	\$ 283.87	\$ 284.00
				\$ 2,593.55	\$ 2,594.00
Ref: RVH roadways total 3.0 miles in length. The entry section of road up to Stewart's					
is wider and more expensive to maintain than the average, so 0.10 miles has been					
added to the first 0.25 miles to correct for this added cost. The total "maintained"					
length of road is therefore 3.10 miles.					

Remaining Agenda Items

- ELECTION OF NEW BOARD MEMBER
- NEW BUSINESS