

RIVER RUN HOMEOWNER'S ASSOCIATION

August 17, 2015

AGENDA

- Welcome and Introductions Mark Nonnenmacher
- Board Update Mark Nonnenmacher
- Development Update Tim Murphy
- Budget Update Taryn Hutchins
- Park Improvements Len Zickler
- Election Carl Sohn
 - Nominating Committee Candidates
 - Floor Nominations
 - Staggered Terms
- Question and Answer All

BOARD MEMBERS

- | | |
|---------------------|----------------|
| ▶ Mark Nonnenmacher | President |
| ▶ Bob Bordonaro | Vice President |
| ▶ Taryn Hutchins | Treasurer |
| ▶ Dan Maguire | Secretary |
| ▶ Freda Zimmerman | At Large |
| ▶ Tim Murphy | At Large |

Responsibility – CC&R Article 3.8

Manage Association affairs according to CC&Rs and hold regular and special meetings as prescribed in By-laws

ARCHITECTURAL CONTROL COMMITTEE

- ▶ Dan Maguire
- ▶ Ed Murphy
- ▶ Tim Murphy
- ▶ Freda Zimmerman

Article 7 of CC&R

1. Enforcement
2. Modification requests

BOARD HISTORY

- ▶ By-laws allow 3-7 Board members
- ▶ Up To 10-01-14 – Fort Wright, LLC Controlled
 - ▶ Board Members - Tim, Dan and Mike Murphy
- ▶ Volunteer “Advisory” Board – September 2013
 - ▶ Five River Run homeowners
 - ▶ No voting power
- ▶ Transition on 10/1/2014
 - ▶ Existing Board appoints advisory board as full Board members
 - ▶ Mike and Dan Murphy resign from the Board
 - ▶ Control now with a Board of home and lot owners

TRANSITION YEAR

- ▶ Transition Board actions to 10/1/2015:
 - Elected officers for transition year
 - Conduct day-to-day business of HOA
 - Hold regular quarterly Board meetings
 - Prepare for next HOA General meeting - Summer 2015
 - Prepare for Board Election – Summer 2015
 - Elected Board Seated 10-1-2015

CURRENT DEVELOPMENT AND OWNERSHIP UPDATE

- ▶ 96% of River Run lots are sold
 - ▶ 165 Sold and in Individual Owners
 - ▶ 5 with Fort Wright LLC
 - ▶ 170 Lots Total
- ▶ 100% of Cottages at River Run are sold
 - ▶ 5 Lots with homes constructed and purchased
 - ▶ 3 Lots in Escrow
 - ▶ 29 Lots owned by Hayden Homes
 - ▶ 37 Lots Total
- ▶ Additional development not part of the HOA
 - ▶ 130 apartments (20 buildings)
 - ▶ 16 four-plex units (4 buildings)

BUDGET SUMMARY

	2014	2015	2015
	<u>Actual</u>	<u>Budget</u>	<u>YTD-July 30</u>
Income	71,834	85,880	84,896
Expenses	<u>86,938</u>	<u>82,350</u>	<u>51,056</u>
Gain <Loss>	(15,104)	3,530	33,840
Beginning Reserve	19,498	4,395	4,395
Gain<Loss>	<u>(15,104)</u>	<u>3,530</u>	<u>33,840</u>
Ending Reserve	4,395	7,925	38,235

EXPENSE SUMMARY

	2015	2015
	<u>Budget</u>	<u>% of Total</u>
Mowing/Landscaping	30,000	36%
Irrigation	22,000	27%
Utilities	8,000	10%
Management Fee	7,100	9%
Maintenance	7,000	9%
Insurance	3,150	4%
Miscellaneous	<u>5,100</u>	6%
Total	82,350	

NOMINATING COMMITTEE

- ▶ Dan Arch
- ▶ Gary Price
- ▶ Carl Sohn

Article 3.2.1 of Bylaws

1. The Board may appoint a Nominating Committee
2. Makes nomination based on Member interest

ELECTION PROCESS

- ▶ Nominating Process
 - ▶ Board Appoints Nominating Committee – 60 Days Prior
 - ▶ Floor nominations at General Meeting
 - ▶ Election conducted at Annual Meeting
- ▶ Quorum – 20% of Class A Shares
 - ▶ One “A” Share per Lot/Residence
 - ▶ 170 River Run – 165 Sold to Individuals
 - ▶ 37 Cottages at River Run – 5 Sold – 3 Escrow – 29 Hayden
 - ▶ **207 Total Lots * 20% = 42 Lots/Residences Quorum**
- ▶ Elected Board Seated 10-1-2015

STAGGERED BOARD TENURES (TERMS)

- ▶ Article 3.1 of Bylaws

- ▶ “The Members may establish a system of staggered tenures for the Directors”

- ▶ Board Recommends “Staggered” 3-year Terms

- ▶ Start terms with 2 one-year – 2 two-year – 2 three-year
 - ▶ One & Two year convert to Three year at next Election

- ▶ Benefits

- ▶ Continuity
 - ▶ Attracting Candidates

River Run HOA Official Ballot

August 17, 2015

1) Names of Candidates (vote for six separate candidates)

- Dan Arch
- Bob Bordonaro (Incumbent)
- Taryn Hutchins (Incumbent)
- Dan Maguire (Incumbent)
- Tim Murphy (Incumbent)
- Mark Nonnenmacher (Incumbent)
- Freda Zimmerman (Incumbent)
- Floor Nominee _____
- Floor Nominee _____

2) Yes/No Vote

The River Run HOA approves the establishment of a system of staggered tenures as documented in Article 3.1 of the River Run Bylaws.

YES

NO

RIVER RUN HOMEOWNER'S ASSOCIATION

August 17, 2015

Q&A

