

COMMUNITY OF NOLAN RIVER ESTATES

2021 ANNUAL REPORT

The Association for Nolan River Estates continued to be a viable and active association despite the crippling effects of the COVID Pandemic. The Executive Board for the association set forth an abbreviated list of goals at the July 22, 2021 HOA meeting which was the first public meeting held in 2021 due to concerns over public spread of COVID-19. The Pandemic severely squelched most public activities within the HOA's borders during most of 2020 and the first quarter of 2021. At one point during this time frame at least six resident families were infected at the same time, creating multiple hospitalizations and at least one direct fatality. The HOA Board felt it prudent to suspend all personal contact activities in areas of governance and recreation during this period. All legally essential functions of the HOA continued as before via emails, texts, telephone, and social media. An assay of what could or could not be accomplished is listed below.

- 1. Board of Directors:** Appoint or Elect a Corresponding Secretary to complete the full Executive Board of Directors for the community for 2021. Following the unplanned departure of our elected Corresponding Secretary, we found no resident willing to take on this busy position that could be trained on all the job aspects on line. The duties continued to be performed by increasing the other Officer's workloads.
- 2. Committees:** Appoint a full staff of volunteers to chair and staff: Animal (1), Architecture (2), Loaner (2), Real Estate (1), Benevolence (2), Information Technology (1), Public Relations (1), Welcome Team/Social (2), and Security (4). Here again, lack of face to face connections and a reluctance to encourage residents to enter other's homes made fulfillment of this goal better suited for more stable times. Architectural reviews, variances, and security were handled by current officers. (Ongoing)
- 3. Educate Community:** Officer and Board functions, Committee functions, resident responsibilities. CCR's and By-Laws—why have them? Why have an HOA? (Ongoing)
- 4. Reaching the other half in 2021:** Door to door education and media blitz. Door to door education about the HOA will likely need to be re-envisioned through social media, print, and limited special functions. (Ongoing)
- 5. Community Festivals:** Promote and assist in the organization and production of our annual fall and Spring Fests as allowed by National, State, and local agencies. As of this writing, we as a Board still do not feel we should be promoting large public gatherings. Thankfully, this situation may be beginning to relax. (Ongoing)

6. **Loaner Program:** Streamline the loaner program for predictability and better long range reservation ability via internet access. The loaner program has been accumulated and moved to Mary Stotler's barn for catalogue, repair, replacement and revision of the methodology for reservations, as well as, revamping check in/out procedures. Items are still available if anyone is in need. (Ongoing)
7. **Dumpster and Metal Recycle Programs:** Suspended until a sponsor with lockable after hours location volunteers a location. Night time access cannot be allowed due to proven abuse in the past.
8. **Mowing:** Continue to encourage residents to mow their own frontage areas and other areas that may adjoin or be adjacent to their deeded properties. (Ongoing)
9. **HOA Dues:** Solicit better participation from residence in remitting their \$50.00 per year dues. These dues will insure a better voting base that more accurately reflects the desires of the broader community. (Ongoing)
10. **CCR Review and Recommendations:** Review of all CCR's and recommendations for updates if necessary. Do the CCR's reflect the desires of who we are as a community now, or are they simply a way for some to hold on to the past? (Ongoing)
11. **Interface with Adjacent Communities:** Initiate and develop contacts with surrounding municipalities for mutual community benefit and protections. (Ongoing)

Below listed are some additional accomplishments made in 2021:

1. Communications remained active and dynamic within CNRE via daily conversations by text, email, phone, and social media in addition to limited Newsletter distribution.
2. Community website platform was renegotiated and renewed for another five years to permit modifications and updates by our own Board members with resident input.
3. Resident data continues to be compiled by the Board for the purposes of safety and communication despite lack of cooperation by local closing firms in providing data on new residents.
4. The Board continues to run interference between residents and our local water utility provider when service and communication becomes strained such as this year's corporate name change.
5. Board members remain in contact with Johnson County PCT 1 representatives regarding road repairs, wayside debris collection, and in receiving updates on the Nolan River Bridge tear out and replacement along with other county wide projects that may touch CNRE.
6. The relationship between Rio Vista Volunteer Fire Department, their medical teams, and our community is of upmost concern to all residents within CNRE. As a Board we continue to honor

our line item annual commitment to RVVFD and will continue to do so as long as residents continue to support CNRE with their annual dues of \$50.00 per year—unchanged since 1998.

The CNRE Board continues to perform its normal functions of maintaining community property values by diligent review of property transfers, building applications, remodel projects, variance requests, and properties upkeep. Community Goals are established and monitored, budgets are proposed and justified, and all community information is recorded and published by updates to the community web site. Board Officers elections are public, are handled by secret ballot, and results are also published along with the data above listed.

The financial condition of CNRE is stable in 2021 with an opening bank balance of \$29,211.08 and an estimated closing balance of \$25,131.08. There are no longer USPS mail outs of documents except by special request. Annual budget recap as well as the coming years proposed budget is always discussed at the January General Meeting and then published on the website:

www.nolanriverestates.com