

COMMUNITY OF NOLAN RIVER ESTATES

2019 ANNUAL REPORT

The Association for Nolan River Estates continued to be viable and active during calendar year 2019. The EBOD, in conjunction with Association members, set forth the desired 2019 community goals and all parties worked together to bring these goals to fruition. The goals and progress toward reaching each is below listed:

1. **EBOD:** Appoint or Elect a full Executive Board of Directors for the community. (ON-GOING)
2. **SPRING FEST:** Promote and assist in the annual Spring Fest for the Guereca's who have committed to host the event in 2019 (ON-GOING)
3. **LOANER PROGRAM:** Streamline the loaner program for predictability and better Long range reservation ability. (ON-GOING)
4. **GARAGE SALE:** Continue to look for sponsor(s) to house and host his event with volunteer support likely to be held in September/October 2019. (DISCONTINUED)
5. **NRE CLEAN-UP:** Continue to promote and support this program by organizing more crews who can rotate clean-up months when necessary. Enhance the program to insure email directed response to clean-up dates. (ON-GOING)
6. **DUMPSTER AND METAL RECYCLE PROGRAMS:** Schedule for early May and make allowance for a third dumpster drop in response to heavy use in 2017, 2017, and 2018. Proceed with plans to move dumpster to alternate location were access will be limited to daylight hours only. (ON-GOING)
7. **COMMUNITY EMAIL PROVIDER:** Engage a more robust provider network while reworking internal email notification and complaint handling channels. (COMPLETED)
8. **COMMUNITY CRIME PREVENTION COMMITTEE (COP'S):** Continue to recruit volunteers and the training thereof to be eyes and ears of the community on a regular basis. (INACTIVE)
9. **COMMUNITY VOLUNTEERS:** Actively recruit by email, newsletter, and personal visits to increase the pool of volunteers who will agree to staff concerns which are of interest to them. (ON-GOING)
10. **COMMUNITY SIGNAGE:** Continue the process of defining the CR1219 borders with entry and exit signs. (ON-GOING)
11. **MOWING:** Continue to encourage residents to mow their own frontage areas and other areas that may adjoin or be adjacent to their deeded properties. (ON-GOING)
12. **VET FARM CALL:** Solidify a Veterinarian who will agree to provide Vet services in the Spring of 2019 with the HOA remitting the farm call charge and individual residents handling their individual charges. (ON-GOING)
13. **HOA DUES:** Solicit better participation from residences in remitting the \$50.00 community dues. These dues will insure a better voting base that better reflects the desires of the broader community. (ON-GOING)

14. **CCR REVIEW:** Review of all CCR's and recommendations for updates if required. (ON-GOING)
15. **IMPROVE PARTICIPATION:** In all areas of care, concern, and involvement in CNRE life. (ON-GOING)
16. **PROMOTE ATTENDANCE:** At all community functions, especially HOA community meetings to enhance a wider base of community desires and representation. This includes email reminders of specific meetings and events but is not limited to that medium. (ON-GOING)
17. **INVITE EBOD PARTICIPATION:** Invite interested individuals to consider participation in the active governance of their own community. (ON-GOING)
18. **INTERFACE WITH ADJACENT COMMUNITIES:** Initiate and expand contacts with surrounding municipalities for mutual community benefit and protections. (ON-GOING)

The following are some additional community accomplishments:

1. Completed electronic catalogue of recorded CNRE history.
2. Maintenance and seasonal decoration of the NRE community sign continues to be performed by the Taylors along with members of the Board.
3. Residence data continues to be compiled by the Board and distributed to new residents and others as requested.
4. Suspicious vehicle alerts, loose animals notifications, wild animal alerts, telephone scam notices, and various other alerts have been posted by telephone and email as they have occurred as community concern is alive and well within NRE.
5. Financial support for RV-VFD, previously provided by garage sale proceeds, are continuing via fund raising, auctions, and product sales at the Spring Fest event.

The NRE officers accomplished the usual responsibilities of an HOA: Scheduled, notified, and conducted both Board and Association meetings, established annual goals, established and monitored an annual budget, published financial results, distributed Association meeting minutes, published newsletters, distributed information and newcomer packets, and published the annual report.

The financial condition of the Association is stable in 2019 with a opening balance of \$27,286.41 and closed the year with a balance of \$27,092.54 thus slightly exceeding the long time emergency fund goal of between \$20,000 and \$25,000. The number of households still receiving hard copy mailing in lieu of email is now down to less than 20. The budget summary for 2019 will be discussed at the first Association meeting in January 2020 and will be included in the Association notebook available at all meetings. Annual dues for 2019 remained at \$50.00 reflecting that the dues have been \$50.00 or less since 1998.

As in the past, Nolan River Estates owners continue to donate personal time and resources to the community. Some specific examples are as follows:

- Transportation and vehicle support for Halloween Trick-or-Treat Hayrides
- Food and Drink provisions for Oktoberfest and Garage Sale
- Volunteer work by multiple committee members and chairpersons
- Support of scrap metal collection associated with dumpster program
- Refreshments for Association meetings
- Sharing of community awareness for information, safety, and security
- Community right of way and bridge cleanup for annual Goatneck 100 race

Paid Association membership into the Community of Nolan River Estates was 45 owners out of a possible 101 owners for 2019. All owners of NRE property are automatically Community of Nolan River Estates Association (HOA) members, however, owners are non-voting members in all matters except deed restriction changes until all dues are paid. New residents and/or owners welcomed into the CNRE during 2019 were: Teri and Keri Ainsworth, Keith and Julie Davis, David and Donna Kaufman, James Richmond and Family, Randle Robertson, and Francisco Santos and Family. Four of Five officer positions were filled during 2019, however no suitable replacement for the Vice President's position was found after the vacating of that position by Richard Bennet.

THANKS TO THE MANY PEOPLE THROUGHOUT THE COMMUNITY WHO HELPED TO MAKE 2019 A SUCCESSFUL TRANSITION YEAR FROM YOUR HOA BOARD.

Jim Ely	President
Mary Stotler	Treasurer Trainee
Chris Vidler	Corresponding Secretary Trainee
Geneva Ely	Recording Secretary

Special Recognition must be afforded to long- time residents Kurt Newman, Treasurer and wife Michele Newman, Corresponding Secretary who, despite many personal and health related obstacles during the opening months of 2019, remained true to their commitment to completely research, edit, catalogue, and digitally record all of the CNRE History for the use of the HOA on virtually every issue, matter, and correspondence recorded in the history of the HOA since its inception. This task was performed out of love for the community and the Newman's sought no remuneration for the monumental task.