

COMMUNITY OF NOLAN RIVER ESTATES

2018 ANNUAL REPORT

The Association for Nolan River Estates continued to be viable and active during calendar year 2018. The EBOD, in conjunction with Association members, set forth the desired 2018 community goals and all parties worked together to bring these goals to fruition. The goals and progress toward reaching each is below listed:

1. **Selection of Animal Safety Committee Chair**—Position accepted by Heather Hardin. **(Completed)**
2. **Spring Fest**—No sponsor was found to host the event in 2018. **(Open)**
3. **Fall Fest (Oktoberfest)**—Scott and Stephanie Simmons volunteered to sponsor and host the event at their residence on Ascot Drive, which was well received and attended. **(Completed)**
4. **Loaner Program**—Heather Hardin volunteered to host and house the community equipment at her residence as well as make this equipment available for loan to NRE residents. **(Completed)**
5. **Garage Sale**—A community wide garage sale was hosted and conducted at the Newman's residence on St. Leger. The sale was supported by many volunteers from NRE with support from the City of Cleburne and other surrounding towns. The proceeds, as always, go to benefit the Rio Vista Volunteer Fire Department, our community first responders. **(Completed)**
6. **Community Clean Up Program**—Co-Chaired by Darlene Moore and Shelly Johnson. The program now focuses on dedicated areas of monthly cleanup with email notifications. **(Completed)**
7. **Dumpster Program**—Operated again in 2018 with great support from the community. The program includes a related metal recycling component where metals are sorted and sold to local scrap merchants with the proceeds going back to the community budget. **(Completed)**
8. **Web Site**—Operation and maintenance of the site was transitioned from Kurt Newman to both Mary Stotler and Jim Ely. **(Completed)**
9. **NRE Information**—Update and maintenance of the CCR's and Bylaws continues as an on-going responsibility of the EBOD with the overall update of the Bylaws in 2018. A set-back change to the CCR's from 25' to 15' was not approved. **(Completed)**
10. **Street Signs**—Progress continues on the approved program to upgrade community street signs. **(Open)**
11. **Community Crime Prevention Committee (COP)** —Training and recruitment in the Program continues with new connections between Jim Ely and JCSO—Deputy Pitts regarding national program changes as they affect NRE. **(Completed)**
12. **Community Volunteers**—Efforts continue to identify volunteers within NRE who are interested in the many service opportunities within the community. **(Completed)**

13. **Mowing**—Efforts are moving ahead to encourage mowing of areas not now being maintained by others. **(Completed)**
14. **HOA Dues**—Encourage residents to pay dues as well as to be involved in the affairs of NRE. **(Completed)**
15. **Vet Service**—Provide a community wide Vet Farm Call in the Spring. Efforts in 2018 were not successful to provide the service early enough to insure participation. **(Open)**
16. **Improve Participation**—in all areas of concern, care, and involvement in NRE affairs. **(Completed)**
17. **Improve Attendance**—in the HOA Community meetings. **(Open)**

The following are some additional community accomplishments:

1. Trainee positions were elected by the Board and were active since February 2018 in the positions of HOA Treasurer and Corresponding Secretary. This first time step was deemed necessary to transition the large amount of record keeping, history, and monthly responsibilities, heretofore held by Kurt and Michele Newman, to capable residents: Mary Stotler and Chris Vidler, respectively. Many hours have been spent by both these trainees in order to make the transition as seamless as is possible as the Newman's relocate outside the community.
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. Community voter education was promoted during Q3 including posting of Johnson county Ballots and explanations of Proposition A during mid-term elections.

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 and continues to grow. NRE opened 2018 with a balance of \$23,798.85 and closed the year with a balance of \$27,286.41 thus maintaining 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 20. The budget summary for 2018 will be discussed at the first Association meeting in January 2019 and will be included in the Association notebook available at all meetings. Annual dues for 2018 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 48 owners out of a possible 100 owners for 2018. 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 2018 were: Timothy and CC Biggs, Blake and Kacie Bourg, Jay and Bridgett Collup, Eric and Rachel Marquis, and Keith and Leslie Mathews.

All Board officer positions were filled during 2018, however the Vice President Richard A. Bennett resigned in November due to family matters. The remainder of Mr. Bennett's term will be Board appointed until the next election for the positions of President and Vice President occur in 2020.

THANKS TO THE MANY PEOPLE THROUGHOUT THE COMMUNITY WHO HELPED TO MAKE 2018 A SUCCESSFUL TRANSITION YEAR.

Jim Ely	President
Richard A. Bennett	Vice President
Kurt Newman	Treasurer
Mary Stotler	Treasurer Trainee
Michele Newman	Corresponding Secretary
Chris Vidler	Corresponding Secretary Trainee
Geneva Ely	Recording Secretary