

River Island Ranch POA

“The Bridge”

Bringing Community Together

December, 2025

Volume 2, Edition 12



“Silent Night, Holy Night, Light Night”

‘Twas 20 days before Christmas, and the board has retired to rest. We celebrate together, as we revel at the accomplishments we have made during our first full year of self governance. The eagles, the mice and the elves have all retreated to their nests. Fiscally, socially, environmentally we find the community better than we found it. In the spirit of progress we have all witnessed a substantial increase in property values, more members are building homes and we are gathering together more than in past years. Our cabin and clubhouse occupancy reservations have increased. Our future projected growth has now been stabilized with the blessing of a new neighbor. We can now recognize the limit of members within our boundaries. We can expect all of the land to our east to be preserved in conservation for perpetuity without development. We have a clear path for preserving our natural habitat, but also the means to expand our assets along the mighty Rio. Island maintenance and groundskeeping have been established and staffing has been solidified. We discuss common ground, a mutual desire to preserve what we have invested in, and a shared stewardship to continue forward.

South Fork is optimistic. Wolf Creek intends to create a mountain village. An "advisory board" has been established to contribute planning and vision to the future management of the town. We will participate in the creation of the advisory board. We have proven as a village we can manage independently, sustain a positive energy within the community, and still be reassured we are fiscally responsible. We will plan to celebrate together at the clubhouse Saturday, December 13th from 4:00 to 8:00 P.M. to celebrate Christmas, our year end, and the joy of living in the River Island Ranch Community.

Independence

September 17, 2024 a group of five neighbors found unity in a commitment to navigate a transition, from outside management by Elk Peaks, to self governance. Our first full year of management comes to a close on December 31st. In summary, we categorize our efforts as successful. By putting the responsibility on members rather than paid representation we have not only saved and invested prosperity in RIR, but have established a sense of pride in the neighborhood. Debby Jensen has faithfully and dutifully chronicled and captured every detail along the way. We are so grateful to have Debby perform our Secretary duties as well as contributing a positive energy in decision making for the benefit of the community. John Fowler has shared his experience and wealth of knowledge in all things real estate in steering the ship to a sensible path forward. We appreciate his wisdom and alignment when we discuss options to vote on. Sam Humphrey has addressed our bookkeeping, reconciling, finances and records in the role of Treasurer. He and his family have committed to becoming full time year round members. Paul Mullinex has generously joined our board at our August annual meeting. His good nature, and calmness has spread amongst the board at our meetings. We are excited for Paul to join in discussions benefitting the course ahead. His consideration for others and concern for RIR are the compassion and compromise needed in our executive board, and well...."In Bob We Trust." Frankie Shannon and Bill Loving have also generously served the community. We thank them for their service. We are also grateful for all the service work done by our committee's and volunteers..

We meet monthly, the first Tuesday of every month, at 5:00 P.M. Mountain Time. Everyone is welcome to join us at the zoom meeting and have their voices and opinions heard. We encourage everyone to establish a contribution regardless of how small to the benefit of the community. We support 100% transparency and communicate directly through "The Bridge", our monthly newsletter.

Our fiscal responsibility has been measured, our accounts have all been calculated, and our expenses have been streamlined for maximum performance. We ended the year \$32,000 ahead of this time last year. The Sunflower Bank CD accounts have generated \$5878.20 in interest compared with \$1113.38 for the prior year. The revised cabin reservation process has reduced our expenses by over \$14,000. We have eliminated the base cost of \$21,000 in property management. Michelle and Rod Fahrenbruch, our caretakers, have provided reliable, and accurate cleaning services along with a sense of pride and responsibility that are priceless. We have eliminated unnecessary expenses and reduced costs with vendors and utility fees. We waived any penalties or interest in outstanding POA dues and payments to RIRPOA as a courtesy in our first year.

New Mission Statement:

“Preservation of our natural habitat, Fiscal responsibility and growth, and a positive social community culture.”

We have shifted our focus through self management to embrace neighbor centric quarterly events and gatherings to promote a positive culture and spirit in RIR.

We have managed our fiscal assets through improved investments and accounts.

Our annual membership meeting has been revitalized and we created a celebratory event which set a new standard. Live music, a community feast, and neighbors meeting each other was nothing short of magical. Two live bands, our business meeting concluding in under two hours, and everyone walking away happy, accentuated that success.

RIRPOA FISCAL HEALTH

Dollars and sense...

At years end our total assets are \$489,340.22

Our RIR Waterworks account has a total of \$26,700.14

The RIR operating account totals are \$178,855.28

RIR investment CD's total \$113,706.18

They earned \$5,878.70 in interest in 2025, compared to \$1,113.38 in 2024 under our previous management company, an advancement of \$4,764.82

Year to date, our operating accounts exceed last year's amounts by \$32,776.62

In summary: we save \$2,750.00 per month in cabin reservation and property management fees, or \$33,000 annually. We have streamlined all our expenses allowing for enhanced property maintenance, upkeep and cleaning investments. We saved \$11,000 in our insurance package by shopping locally. These financial achievements have allowed for updates to install a new septic tank, purchase new furniture, new appliances, cabin bedding furnishings and improve landscaping.

As a community, we the board have proven we are capable of self governance and are blessed to see our community grow with many new members investing in River Island Ranch this past year. The Board thanks everyone who has helped make a difference.



CHRISTMAS PARTY

“O come all ye faithful, joyful and triumphant

O come ye, O come ye to River Island Ranch

*O come to behold, and celebrate the most
wonderful time of the year” ...*

Saturday, December 13th

4:00 to 8:00 P.M.

RIVER ISLAND RANCH CLUBHOUSE

Join neighbors, friends and family for a celebration of joy, community spirit, and plenty of Christmas cheer under the mistletoe.

The RIRPOA board of elves will serve traditional holiday treats, hot chocolate, coffee and non alcoholic beverages. Members/Guests are welcome to bring sweets and your favorite holiday adult beverages. A bonfire to warm your toes, good tidings to warm your heart and live music provided by “**Rivertown Folk**”. Come and celebrate the “*most wonderful time of the year.*” *Members, friends, guests, everyone is welcome.*

The River Island Ranch board of directors would like to wish everyone a very Merry Christmas and the blessings of good health in the New Year.