



River Runner

The River Runner Homeowner's Association Newsletter – 1st Quarter 2021

River Run Homeowners Association

Executive Committee:

Kit Furey, President

Bob Shannon, V.P.

Dennis Cain, Treasurer

Suzanne Rainville, Secretary



A Letter from the Executive Committee

Phase Representatives:

1A (Creskide/Tallwood)

Jonathan Oppenheimer

1B (Lake Heron)

Kit Furey

2 (White Pine)

Tom King

2AB (Waterside)

Elizabeth Grosse

3A (Springbrook)

Joan Scofield

3B (Willowcreek aka

Springbrook)

Jan Stephens

3C (Springbrook Collection)

Shanna Averill

4 (The Island)

Lad Dawson

5 (Pebblecreek)

Devorah Taylor

6 (Heron Cove)

Joanne Fahrenwald

Dear River Run Homeowners:

Enclosed please find the 2020 Financial Statements for the Master and the Recreation Associations. These financial statements were approved by the Board of Directors at the January 19, 2021 RRHOA Board Meeting.

As you can imagine, most expenses increased during the past year. Through the efforts of the Board and the Association Manager we were able to not only operate within the budget, but actually show a modest profit for both the Master and Rec operations. We are also revising and updating a seven year budget for the reserve accounts to address capital improvements together with the completion of the tennis facility replacement.

A financial review of the 2020 operations was completed in order to confirm the financial operations of the association. We will be revising some of our accounting procedures and reporting together with input from our new association management company.

If you have any questions, suggestions or concerns please contact me through our association managers, Park Pointe Management Services, Inc. at 208-323-4022.

Sincerely,

Dennis Cain, Treasurer

River Run HOA Board Meetings are held on the 3rd Monday of each month (excluding December & Holidays) at 7:00 P.M. at the RRHOA Clubhouse. Due to the Pandemic, all board meetings will be held via Zoom until further notice. Thank you.

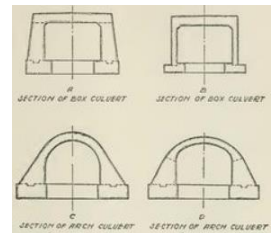
River Run “Friendly Reminders”...

Walking Pathways – Bikes and E scooters/bikes are strictly prohibited on our pathway. Please be courteous so we can all enjoy our lovely pathways.



Dog Reminder – Please remember to be courteous and pick up after your dog. There are provided Mutt Mitts for picking up waste. Please dispose of them in a waste bin.

Culverts – The River Run Board is in the process of having all of the debris/silt cleaned out & removed from the culverts and have contracted this work to be completed by *Integrity Inspection Solutions*.



No Parking – The Board of directors is in the process of installing 2 “No Parking” signs, and would like to take this opportunity to remind homeowners (and guests’) that parking is not allowed on any street within River Run except in designated parking areas.

River Run Master HOA Dues – As a friendly reminder, dues can be paid by logging into your account through the community online portal at www.portal.parkpointems.com. Payments may also be delivered to the River Run Master “Drop Box” at the clubhouse located at 975 River Run Dr. Boise, ID 83706.



Bike Lane Striping – It appears there are two locations along River Run Drive and Riverstone where ACHD was not able to restripe the lines identifying the Bike path lane due to vehicles that were parked on the street. Please know that ACHD will be addressing these areas as soon as weather permits.

River Run “Friendly Reminders” Continued...

River Run Friendly Reminders Continued



Tree Trimming - As you may already be aware, there are several trees in our common areas that are in the process of being trimmed and/or removed due to aging or over growth. Thank you to the Landscaping Committee (Bob Shannon) for working so diligently to get this task completed!

Message from Bob Shannon - Landscape Committee Chair:

“River Run has a significant number of tree and shrubs species throughout the development that provide shade, privacy, and general scenic beauty. Our landscape is aging and some of our trees have reached a point where we have to consider the need for trimming or removal of various trees.

The landscape committee has been evaluating trees and shrubs in River Run’s common areas for trimming and/or removal to help assure the continued plant health and neighborhood aesthetics. In considering whether removal and/or replacement was appropriate, the evaluation was based on the following criteria:

- Evidence of die-off or disease, such as root rot
- Growth impact on the health of adjacent trees
- Danger of falling – leaning 15% or greater
- Hazard to structures (roof, foundation, walkways)
- Interference with irrigation and utility services
- Creek bank erosion or flow restriction

As a result of the evaluation process several trees were trimmed and/or removed in late January 2021 because they met one of the criteria above. It is our intent to plant new trees in the spring where appropriate. We hope that this effort demonstrates our continued investment in River Run’s landscape and our community.”



Community Online Portal

Please visit our website at <http://www.portal.parkpointems.com> where you can submit a request for access into the portal.

Please allow 24-48 business hours from the date of your submission to receive an email with a link to reset your password to access the portal.

The "portal" is designed and will automatically send an email to notify you of important association related issues. Please DO NOT reply to the email notification, as the message is intended for notification purposes only. In order to view the attachments or access your account balance to make a payment, please "login" to the portal by using the following credentials below:

Please visit <http://www.portal.parkpointems.com>

- 1. - Click "Login" (in the top right corner) to access the Community Portal Owner Login Page.*
- 2. - Type in your email address.*
- 3. - Type in your password.*
- 4. - Click the orange "Login" Button to access your account.*

The community online portal provides access for Owner's to view their account and make payments, view and respond to violation issues view the association's Homeowner Directory, File a Neighbor Complaint, access important HOA related information, meeting minutes, corporate documents and more. You may also submit an AC request to the AC Committee for any improvements.

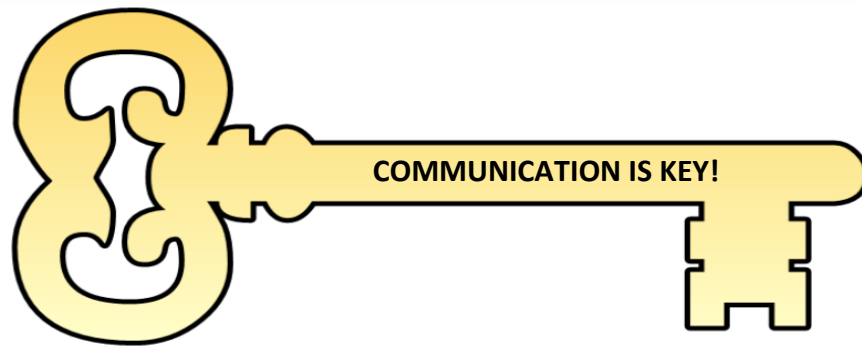
To make a payment, please click on the "Make a Payment" tab from the owner dashboard. There are several ways to make a payment using the online portal. Please select the payment option of your choice and follow the instructions. Please note there is a 2.95% third-party processing fee associated with any credit/debit card transactions. There is no charge to make a payment using the "one-time e-check" option or the "recurring e-check" option. You may also enroll to have payments auto-drafted from your account with no additional charges.

If you do not wish to use the portal to make a payment, you may deliver a check made payable to "River Run HOA" in the River Run Rec Center "Drop Box" located at 975 River Run Drive.

For security reasons, please click on the "My Contact Information" tab from the owner dashboard to update your contact information and password, if necessary. You may also want to update your "communication preferences" in regards to how association related communications and documents are delivered to you.

Please feel free to reach out to Park Pointe Management Services Monday – Friday from 9:00 AM to 5:00 PM, excluding holidays, at (208) 323-4022 with any questions or concerns you may have or you may email the Association Manager Robyn Neice at robynn@parkpointe.com or the Assistant Community Manager, Misty Lorcher at misty@parkpointe.com.

We look forward to working with all of you and appreciate your support!



Using the portal at portal.parkpointems.com will be our best means of communicating on just about anything you need our support with. Examples include requests for information, sending in your dues payment online (if you choose online payment,) enlisting our support in solving a problem.

And because we want to offer you fast and efficient support for your homeowner needs, here's something that can help all of us be efficient as we move forward.

When you make a request, either through the portal or on the off chance you need to send us an email, please be clear in your subject line about what you are inquiring about and the support you need.

We're asking for your help with this because we get lots of requests and we track requests in our management system. **The clearer you are in your subject line, the more helpful it is to us in our follow up efforts, and the quicker we can be in responding to your inquiry.**

Here's a quick...hopefully humorous...example of what we mean:

- Subject line example 1: "I need help, please."
- Subject line example 2: "Doggie bag landmines along River Run Drive"

See how the second subject line lets us know precisely what the problem is so we can track and follow up on the problem?

Many thanks for your help!

Park Pointe Management Services



From **Good** to **Great**

Financials

RAM Services has prepared the accompanying financial statements below for the period 1/1/2020-12/31-2020. This Presentation is limited to preparing in the form of financial statement information that is the representation of the prior management company. The RRHOA Board has not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

River Run Homeowners Association

Balance Sheet

As of December 31, 2020

	<u>Dec 31, 20</u>	<u>Dec 31, 19</u>	<u>\$ Change</u>	Explanation
ASSETS				
Current Assets				
Checking/Savings				
104 · CHECKING - DL EVANS	25,510.20	55,963.90	(30,453.70)	
105 · RESTRICTED RESERVE ACCOUNTS				
106.1 · RESERVE MONEY MARKE'	150,583.74	125,530.80	25,052.94	
106.2 · Rec Renovation 1622	85,764.00	0.00	85,764.00	Balance of Loan Proceeds
Total 105 · RESTRICTED RESERVE A	236,347.74	125,530.80	110,816.94	
Total Checking/Savings	261,857.94	181,494.70	80,363.24	
Accounts Receivable				
112 · ACCOUNTS RECEIVABLE	8,463.43	(20,774.12)	29,237.55	Billed Well Reimbursement (to sub phases) and no prepaid dues.
Total Accounts Receivable	8,463.43	(20,774.12)	29,237.55	
Other Current Assets				
116.5 · PREPAID INSURANCE	5,997.00	0.00	5,997.00	Normally Pay Insurance in January paid in December.
1499 · Undeposited Funds	0.00	72.00	(72.00)	
Total Other Current Assets	5,997.00	72.00	5,925.00	
Total Current Assets	276,318.37	160,792.58	115,525.79	
TOTAL ASSETS	276,318.37	160,792.58	115,525.79	
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
201 · ACCOUNTS PAYABLE	3,731.00	4,360.00	(629.00)	
Total Accounts Payable	3,731.00	4,360.00	(629.00)	
Other Current Liabilities				
205 · OWED TO RESERVES	0.00	17,096.42	(17,096.42)	
220 · Payroll Liabilities	294.13	186.54	107.59	
250 · Rec Renovation Loan 0450	120,000.00	0.00	120,000.00	
Total Other Current Liabilities	120,294.13	17,282.96	103,011.17	
Total Current Liabilities	124,025.13	21,642.96	102,382.17	
Total Liabilities	124,025.13	21,642.96	102,382.17	
Equity				
300 · RESTRICTED RESERVE FUNDS				
301 · RESERVES-MASTER	90,381.35	59,020.53	31,360.82	Building Up Reserves
305 · RECREATION RESERVE	25,966.39	66,510.27	(40,543.88)	Pool, Pool Deck, and Tennis Courts (includes assessment)
Total 300 · RESTRICTED RESERVE FUN	116,347.74	125,530.80	(9,183.06)	
350 · OWNERS EQUITY-MASTER	(13,310.35)	(5,382.20)	(7,928.15)	
351 · OWNERS EQUITY-RECREATION	26,929.17	22,314.77	4,614.40	
Net Income	22,326.68	(3,313.75)	25,640.43	
Total Equity	152,293.24	139,149.62	13,143.62	
TOTAL LIABILITIES & EQUITY	276,318.37	160,792.58	115,525.79	

River Run Homeowners Association

Profit & Loss

January through December 2020



	<u>Jan - Dec 20</u>	<u>Jan - Dec 19</u>	<u>Budget</u>	Explanation
Ordinary Income/Expense				
Income				
400 · EXEMPT FUNCTION INCOME				
401 · MASTER INCOME				
402 · ASSOCIATION DUES	260,604.00	256,032.00	260,604.00	
403 · RESERVE ASSESSMENT-MASTER	101,498.40	87,782.40	101,498.40	
405 · LATE FEE INCOME	333.63	50.00	200.00	
406 · LANDSCAPE REIMBURSEMENT	5,450.98	2,809.12	3,000.00	
407 · TRANSFER FEE	2,600.00	1,350.00	2,000.00	
Total 401 · MASTER INCOME	370,487.01	348,023.52	367,302.40	
410 · RECREATIONAL INCOME				
412 · REC ASSOCIATION DUES	71,424.00	71,424.00	71,424.00	
413 · RESERVE ASSESSMENT-RECREATIONAL	40,672.00	14,880.00	20,832.00	Special Assessment for Tennis Courts
Total 410 · RECREATIONAL INCOME	112,096.00	86,304.00	92,256.00	
Total 400 · EXEMPT FUNCTION INCOME	482,583.01	434,327.52	459,558.40	
Total Income	482,583.01	434,327.52	459,558.40	
Gross Profit	482,583.01	434,327.52	459,558.40	
Expense				
500 · EXEMPT FUNCTION EXPENSES				
501 · MASTER EXPENSES				
502 · REPAIRS AND MAINTENANCE				
503 · COMMON AREA	42,341.98	42,588.63	42,000.00	
502 · REPAIRS AND MAINTENANCE - Other	0.00	60.00		
Total 502 · REPAIRS AND MAINTENANCE	42,341.98	42,648.63	42,000.00	
510 · LANDSCAPING				
511-1 · LANDSCAPE CONTRACT-LAWN	42,690.62	43,342.00	43,600.00	
511-2 · LANDSCAPE CONTRACT - SHRUB	9,119.98	6,157.34	9,120.00	
511-3 · LANDSCAPE CONTRACT - SPRAYING	7,802.00	8,205.34	7,802.00	
511-4 · LANDSCAPE-OUT OF CONTRACT	4,909.76	9,038.19	3,000.00	2019 Took on a few more projects. Still Slightly Over Budget
512-1 · RIPARIAN CONTRACT	15,234.00	14,769.25	15,300.00	
512-2 · RIPARIAN - OTHER	0.00	1,920.66	1,000.00	Nets with 511-4
513 · LOCAL CONTRACTS & REPAIR	18,688.40	14,904.36	22,866.00	No Waterside Reimbursement on phaze common area, need to adjust budget.
514 · TREE TRIMMING	10,784.83	10,977.83	13,000.00	
515 · SPRINKLER/IRRIGATION REPAIR	22,306.25	25,182.51	23,000.00	
516 · PUMP/WELL REPAIR & MAINT #2	828.13	3,044.04	2,000.00	Had less well issues this year.
517 · WATERWAYS	10,559.25	18,135.66	14,000.00	
518 · STREET SWEEPING/SNOW REMOVAL	2,966.00	5,431.08	3,000.00	
519 · PEST CONTROL	2,000.00	1,575.00	2,000.00	
520 · DOG CONTROL	2,340.68	2,471.85	2,500.00	
521 · WATER ASSESSMENTS/WATER	9,760.22	9,594.20	9,750.00	
522 · ELECTRICITY	5,715.38	6,186.70	6,000.00	
523 · WATER UTILITIES	699.05	485.52	500.00	
526 · PUMP/WELL REPAIR & MAINT #1	1,269.89	3,728.66	4,500.00	Had less well issues this year.
Total 510 · LANDSCAPING	167,674.44	185,150.19	182,938.00	
530 · INSURANCE	3,164.00	2,782.00	3,000.00	
533 · SECURITY PATROL	819.00	1,100.00	1,500.00	Vendor didn't send invoices for a few months. Email him regarding missing invoices
550 · ADMINISTRATION				

	Jan - Dec 20	Jan - Dec 19	Budget	Explanation
551 · MANAGEMENT FEES	35,058.00	35,254.83	35,000.00	
552 · OFFICE EXPENSE	631.50	139.94	900.00	
554 · PROPERTY TAXES	328.00	328.00	500.00	
555 · LEGAL	0.00	200.47	1,000.00	
Total 550 · ADMINISTRATION	36,017.50	35,923.24	37,400.00	
560 · RESERVE ALLOCATIONS				
563 · DEDICATED RESERVE	101,498.40	87,782.40	101,498.40	
Total 560 · RESERVE ALLOCATIONS	101,498.40	87,782.40	101,498.40	
Total 501 · MASTER EXPENSES	351,515.32	355,386.46	368,336.40	
700 · RECREATIONAL				
701 · REPAIRS & MAINTENANCE				
702 · POOL/SPA REPAIRS & MAINTENANCE	3,110.21	1,298.43	1,500.00	Spa Leak
703 · BUILDING REPAIRS & MAINTENANCE	3,472.36	3,880.61	3,000.00	
704 · OTHER REPAIRS & MAINTENANCE	0.00	60.00	0.00	
705 · TENNIS COURT MAINTENANCE	726.00	120.00	450.00	
Total 701 · REPAIRS & MAINTENANCE	7,308.57	5,359.04	4,950.00	
710 · LANDSCAPING				
711 · LANDSCAPE CONTRACT	5,547.37	4,182.47	4,300.00	Nets with 511-1 this is always 11.5%
712 · LANDSCAPE-OTHER	0.00	0.00	350.00	
Total 710 · LANDSCAPING	5,547.37	4,182.47	4,650.00	
730 · INSURANCE	9,458.00	8,252.00	8,500.00	
733 · SECURITY PATROL	819.00	1,642.00	1,500.00	Vendor didn't send invoices for a few months.
740 · SUPPLIES & EQUIPMENT				
741 · GENERAL SUPPLIES	477.44	369.88	600.00	
742 · POOL/HOT TUB CHEMICALS	2,252.39	1,343.06	1,500.00	Large supply order at end of season will offset next season.
740 · SUPPLIES & EQUIPMENT - Other	0.00	489.12	0.00	
Total 740 · SUPPLIES & EQUIPMENT	2,729.83	2,202.06	2,100.00	
745 · UTILITIES				
746 · ELECTRICITY	1,960.11	1,914.31	2,200.00	
747 · NATURAL GAS	2,037.02	2,182.70	2,400.00	
748 · WATER/SEWER/TRASH	1,350.86	740.90	820.00	Had to fill pool after replastering.
749 · TELEPHONE - INTERNET	1,117.58	900.90	825.00	\$300 for new modem.
Total 745 · UTILITIES	6,465.57	5,738.81	6,245.00	
750 · ADMINISTRATION				
751 · MANAGEMENT FEES	14,532.00	14,709.17	14,532.00	
752 · OFFICE EXPENSES	0.00	679.62	0.00	
Total 750 · ADMINISTRATION	14,532.00	15,388.79	14,532.00	
760 · RECREATION LABOR				
761 · BUILDING CLEANING	1,394.30	840.00	1,300.00	
762 · RECREATION MANAGER	12,050.00	14,969.87	16,200.00	Fewer Hours Due to Covid.
763 · MANAGER ASSISTANTS	5,330.00	4,819.00	5,800.00	
764 · PAYROLL TAXES	1,622.37	1,929.77	2,000.00	
765 · WORKERS COMPENSATION INS	397.00	636.00	1,300.00	
Total 760 · RECREATION LABOR	20,793.67	23,194.64	26,600.00	
770 · RESERVE ALLOCATION	40,672.00	14,880.00	20,832.00	Includes Special Assessment.
700 · RECREATIONAL - Other	0.00	1,000.00	500.00	
Total 700 · RECREATIONAL	108,326.01	81,839.81	90,409.00	
	Jan - Dec 20	Jan - Dec 19	Budget	Explanation
Total 500 · EXEMPT FUNCTION EXPENSES	459,841.33	437,226.27	458,745.40	
Total Expense	459,841.33	437,226.27	458,745.40	
Net Ordinary Income	22,741.68	(2,898.75)	813.00	
Other Income/Expense				
Other Income				
800 · OTHER INCOME				
802 · INTEREST/SAVINGS	0.00	0.00	0.00	
Total 800 · OTHER INCOME	0.00	0.00	0.00	
Total Other Income	0.00	0.00	0.00	
Other Expense				
900 · OTHER DEDUCTIONS				
901 · TAX PREPARATION	385.00	385.00	400.00	
902 · INCOME TAXES	30.00	30.00	30.00	
Total 900 · OTHER DEDUCTIONS	415.00	415.00	430.00	
Total Other Expense	415.00	415.00	430.00	
Net Other Income	(415.00)	(415.00)	(430.00)	
Net Income	22,326.68	(3,313.75)	383.00	
Total MASTER Income	370,487.01	348,023.52	367,302.40	
Total MASTER Expense	351,930.32	355,801.46	368,766.40	
MASTER Net Income	18,556.69	(7,777.94)	(1,464.00)	
Total REC Income	112,096.00	86,304.00	92,256.00	
Total REC Expense	108,326.01	81,839.81	90,409.00	
Rec Net Income	3,769.99	4,464.19	1,847.00	

Master Reserve Expenditures	2020 Actual	2021	2022 Well 2	2023 Well 1	2024	2025	2026	2027 PC Overlay
Beginning Reserve Balance	59,021	94,217	97,779	98,101	83,144	120,950	160,436	197,017
Reserve Deposits	101,498	115,214	130,759	146,304	146,304	146,304	146,304	146,304
Seal Coats/Road Work	-	12,000	12,360	12,731	13,113	13,506	13,911	150,000
Waterways	13,048	13,439	13,843	14,258	14,686	15,126	15,580	16,047
Culverts (every 10 years)	3,500	1,500						
Well Maintenance	3,459	3,563	3,670	1,890	1,947	2,005	2,065	2,127
Irrigation	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149
Walkways	2,300	10,000	5,000	5,150	5,305	5,464	5,628	5,796
Landscape Improvement	22,210	25,000	25,750	26,523	27,318	28,138	28,982	29,851
Tree Removal & Replacement	10,000	17,000	17,510	18,035	18,576	19,134	19,708	20,299
Well #1 & #2 Replacement	-	-	30,000	60,000				
Sound Wall River Run (every 5 years)	-	-	-	-	4,500			
Mulch		14,000	7,000	7,210	7,426	7,649	7,879	8,115
Miscellaneous	6,784	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Total Spend	66,302	111,652	130,437	161,260	108,498	106,818	109,722	248,385
Ending Reserve Balance	94,217	97,779	98,101	83,144	120,950	160,436	197,017	94,936

Pebblecreek Overlay 2027

Well #1 est'd at \$50K 2021 Mstr Share \$35K
 Well #2 est'd at \$60K+\$30K 2021 Mstr Share of 1/3 @ \$30K Phase 4 Share of 2/3 @ \$60K
 Well #2 Opt 2 est'd at \$55k Mstr Share of 1/3 @ \$18.5k Phase 4 Share of 2/3 @ \$36.5k
 Budgeted \$90k per well station.

\$5 (\$3R/\$2O) Increase 2022 = \$ 18K
 \$5 Increase 2023 = \$18K
 \$5 Increase 2024 = \$18K

Rec Reserve - With Loan & Special Assessment	2020	2021	2022	2023	2024	2025	2026	2027
Beginning Balance	66,510.27	131,154.34	1,207.34	3,738.34	3,738.34	2,001.80	16,036.25	50,666.79
Special Assessment \$80 per Lot	19,840.00							
Dues	20,832.00	26,784.00	32,736.00	38,688.00	38,688.00	38,688.00	38,688.00	38,688.00
Total Available Cash	107,182.27	157,938.34	33,943.34	42,426.34	42,426.34	40,689.80	54,724.25	89,354.79
Pool Seal Coat	22,448.68							
Pool Deck	33,000.00							
Tennis Court Loan Proceeds	(118,796.00)							
Tennis Court Pay Applications (1&2)	33,032.00	131,631.00						
Tennis Court Loan	1,767.44	21,600.00	21,600.00	21,600.00	21,600.00	20,714.27		
Tennis Court Loan - Balloon Payments			5,000.00	13,374.85	15,000.00			
Furniture								
Pool Equipment		2,000.00	2,060.00	2,121.80	2,185.45	2,251.02	2,318.55	2,388.10
REC Landscaping	1,262.39							
Club House	3,313.42	1,500.00	1,545.00	1,591.35	1,639.09	1,688.26	1,738.91	1,791.08
Ending Balance	131,154.34	1,207.34	3,738.34	3,738.34	2,001.80	16,036.25	50,666.79	85,175.60
Loan Balance	118,857.56	97,824.30	74,757.98	36,594.71	20,043.28	-		

RIVER RUN RETENTION SCHEDULE
 2/26/08

Accounts payable ledgers & schedules	7 years
Accounts receivable ledgers & schedules	7 years
Bank reconciliations	7 years
Bank statements	7 years or permanently
Budgets	3 years
Correspondence – general	2 years
This may be an exception if we go back through and keep correspondences regarding major issues filed by address as Maxine has suggested (see next line).	
Correspondence – legal and important	permanently
Correspondence – customers or vendors	2 years
Duplicate deposit slips	5 years
Financial Statements – year end	permanently
General Ledgers – year end trial balance	permanently
Insurance Policies –expired	3 years
Invoices –from vendors	7 years
Minute books of meetings – annual & board	permanently
Payroll records & summaries	10 years
Vendor contracts	7 years after expiration
W-2 – 1099's records	permanently
Warranty Deeds	permanently
Tax Returns & supporting documentation	permanently

Meet Your Executive Committee Members

President, Kit Furey assumed the position of River Run HOA President at the Annual Meeting, September, 2020, from 7 year President, Lloyd Cox. We all miss Lloyd and after serving as a Phase Rep for 3 years and then 7 years as President, Lloyd is taking a Board break.

Kit is a 33 year resident of River Run. Before that she tromped around the forest that was formerly the Ruth and Keith Gilmore property with then-spouse Ed Miller, lawyer for Peter O'Neill, as Peter initially platted our River Run lots. They adopted 3 newborns in the span of 18 months, all raised on the banks of Lake Heron, and she now has two adorable grandchildren.

Earlier in her career, she spent over 10 years in court system administration at the Idaho Supreme Court reporting to Pebble Creek resident, Carl Bianchi, then the State Court Administrator. She's served on a few community Boards and currently supports her private clients as she teaches them tools to unravel unconscious limiting beliefs so they can transform stress and conflict into lasting states of peace and joy.

Treasurer, Dennis Cain: My name is Dennis Cain and I became the Treasurer for the River Run Homeowners Association at the start of 2020. At the end of 2013, I retired after practicing law in Boise for 40 years. My wife, Nita, and I built our home on Springbrook 33 years ago where we raised our two daughters. Luckily, our daughters and our great sons-in-laws live in Boise and Meridian which allows us to spend a great amount of time with our grandsons (currently 3 with a fourth due in March). I feel very fortunate to live in Boise and even more fortunate to live in River Run.

Secretary, Suzanne Rainville is a 19 year resident of River Run. She joined the River Run Board in 2011 as the Phase 1A representative until 2016. In 2016, she became the Secretary on the Executive Board and also the Architectural Chair. She grew up in Wisconsin, but moved out west in 1978 for a position with the US Forest Service. She worked for the Forest Service for over 33 years in various locations in the Northwest. In 2011, she retired from her last position as Forest Supervisor of the Payette National Forest. In retirement, she has done a lot of traveling and serves on various boards and volunteer community efforts. She enjoys anything outdoors and loves the uniqueness of Idaho.

Vice President, Bob Shannon: Bob and Kris Shannon came to Boise from Michigan with Burroughs 36 years ago. They both immediately fell in love with River Run and their neighbors choosing to raise their 3 children in Boise. After just a little over a year Bob was being transferred to Oklahoma City. Bob responded with, "Oklahoma is not OK," and then opened the Idaho Montana Branch for Digital Equipment Corp. Over 12 years, Bob held various management and staff positions until Digital was acquired by Compaq Computer where Bob became the Area Director for the PNW & Mountain States. Compaq was acquired by HP in 2002 and Bob became the Area Director for the PNW & Mountain States. Bob held various management positions over 10 years with HP until he retired in 2012.

During Bob's career he also found time to make it a priority to give back to the River Run Community by serving on various committees and on the Architectural Committee. He currently serves as the VP of the Executive Committee and the Landscape Chairman. Kris also currently serves on the Architectural Committee. Bob is currently leading an effort to refresh our landscape and update our infrastructure assets.