



Trout Valley
STEWARDSHIP ACTION COMMITTEE

Our Community

As homeowners in Trout Valley, we are blessed with a beautiful environment rich with common elements that we all share.

Our **collective responsibility** through membership in the Trout Valley Association is to **preserve and protect** the quality of life we all enjoy.

Our **Association Dues** create the funding for this activity. This is budgeted and administered by the Association Board.



Our Costs and Aging Structures

TVA collects around \$300,000 annually. Approximately two thirds of these funds are spent on operating expenses.

Budget categories include:

- Maintenance payroll, insurance and administrative expenses.
- Expenses for the pool, barn, lodge, ponds and other common elements.
- Remaining \$100,000 is left to complete restoration projects – the largest of which is road repair – which is undertaken every other year.



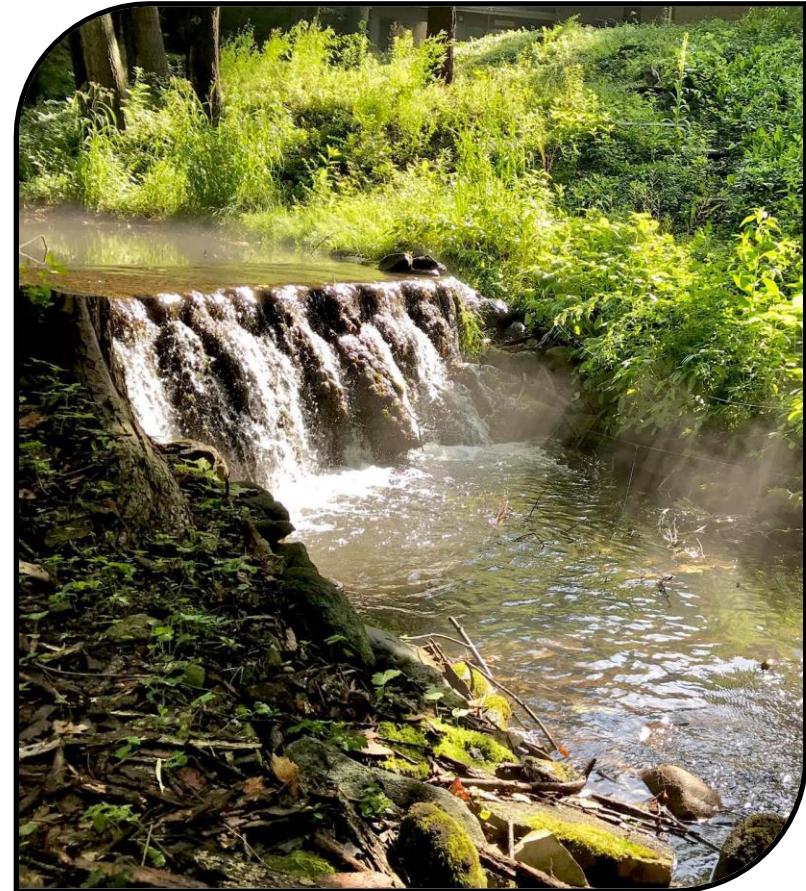
Our Issue

When taken in combination, the operating and restoration expenses are outstripping dues and depleting our cash reserves. In a short time, we will be unable to maintain roads or any other restoration projects – absent additional dues collection.

**\$1,200 is the current dues structure
established in 2010**

20% cumulative inflation rate
during the past decade

Annual operating and restoration
expenses continue to increase.



Summary of Restoration

In November 2020 the Trout Valley Association formed the **Stewardship Action Committee** to address this situation.

The committee was charged with the responsibility of developing a plan to address both operating and restoration planning going forward. We began by identifying and prioritizing capital projects for the next ten years.

Examining the general restoration categories, the committee developed a list of projects that will require action.

All of these issues do not need to be addressed immediately but will require action at some point.

SUMMARY OF ISSUES

ROADS	\$800,000
STORM WATER MITIGATION	\$750,000
BARN	\$201,700
COMMUNITY INFRASTRUCTURE	\$172,000
RIVER FRONT PARK	\$135,000
POOL	\$ 89,000
LODGE	\$ 40,800
MAINTENANCE UPDATES	\$ 29,000

TOTAL CAPITAL PROJECTS \$2,217,500

Funding the Restoration

Given the identified needs, the Trout Valley Association will need to increase dues in order to maintain and preserve the community.

An increase to the annual dues structure will require a change in our bylaws voted upon by the membership.

The Stewardship Action Committee is developing a specific recommendation to be presented to the TVA Board in the coming months.

We will be seeking input from others in the community to validate the planning process and prioritization.

