

Hi Property Owners,

I've been serving as Vice President on your board for the last year. I wanted to reach out and express my intent to continue serving. Here is a recap of the activities I've been involved with. Most of what is listed below is a collaboration with other board members or volunteers.

#### High level accomplishments\involvements

1. Vice President:
  - a. Tractor: We purchased a tractor once it was clear that other options to mow would be far more expensive for the community over time. This community asset will continue to return real value to the community for decades with proper maintenance. I have no doubt that this decision will ultimately save the community north of 100k dollars. This POA asset has also been used to help fill potholes. There will be many more use cases for this tractor as time goes on.
  - b. Attending weekly board workshop meetings. During these meetings we discuss the business of the board. e.g. Incorporating changes in the law into our CC&R's, discussing and voting on violations or discussing maintenance issues that need to be addressed.
  - c. I am a voice for property owners. When issues arise between property owners and restrictions, I always start off on the side of the owner. I'm not looking for reasons to say no, I'm looking for a reason to say yes. I will continue to operate that way. I believe most owners buy property out here to escape the HOA's and POA's of the city. If reelected, I will continue to be a voice for owners.
  
2. Chairmen of the Wildlife committee: I'll admit, when I was asked to chair this committee, I wasn't exactly excited about it. I moved here from Houston and have lived in cities for most of my life. I knew there would be a lot to learn in this space and so I was initially hesitant. After some thought, I applied the same rationale as I do in my professional life. That is to stay uncomfortable, that is where personal growth happens. So I accepted the position knowing this would cause me to learn a lot about wildlife and realizing the benefit that would bring to me personally. Here are some highlights:
  - a. Removal of the cows: We received many requests from owners to remove the cows. This effort was complete in March of this year. Once it was clear that Coryell CAD was accepting Wildlife applications and plans, we made the decision to contact the rancher and expressed our intent to cancel the grazing lease. The cows are out.
  - b. Working with Kathy Briggs, I obtained templates for the Wildlife application and 5 year plan. Komra then added these templates to the Rio Escondido website with video walk-throughs that she found on youtube.
  - c. Responded to many emails from Owners looking for answers or wildlife direction.
  
3. Road Committee: Just another set of hands and I've used some of my own equipment to accomplish tasks.
  - a. Filling Potholes
  - b. Removed downed tree limb
  - c. Assisted with flood cleanup at one culvert
  - d. Cutting POA grass next to the road
  
4. Security Committee: I was asked to serve as acting chairmen while we searched for a replacement. I did not want this position but in the absence of any volunteer, I accepted the

additional responsibility. We have appointed a new chair to this committee and he will be taking over these duties once he is living on-site.

- a. Gate Maintenance: sometimes they just need a little love. Adjusting beams or simply resetting them.
- b. Gate 3 was seen dragging the ground when it opened or closed. I removed some road material so the gate would swing without dragging.
- c. Volunteering to monitor the gates during the 2024 Eclipse.

#### Looking Forward

I'd like to continue serving as Vice President, I am a voice for the owners of this community. I do not push a personal agenda while serving, I try to work in the best interest of the community. I believe I am a productive member of this board and not an adversary. This position requires that the person elected be able to work with others even when they oppose your ideas. The work I have listed above demonstrates my willingness to serve this community.

Please reach out to me for questions, concerns or ideas on how to improve our community.

Israel Richner  
Vice President Rio Escondido POA