

# ***Mountain Ranch Estates Homeowners Association***

## **Annual Mountain Ranch Estates HOA Meeting**

Wednesday November 18, 2009 6:30pm

Trailside Recreation Building

### **Attending:**

Jay Hess – Vice President

Elaine Murray – Secretary

Michele Morris - Trails Chair

Heather Ellis – Treasurer

- Check-in and collection of Proxies
- Distribution of GPS trail maps, prior & current year financials, and proposed 2010 budget
- A quorum being present, the meeting was called to order at 7:00pm.
- 2010 Goals presented by Elaine Murray
  - Will concentrate on CC&R and common space infractions with a strong focus on the view corridor.
  - Social activities
    - Progressive parties, moonlight snowshoe hikes, and a new committee like a “welcome wagon”
    - Introduce the neighborhood directory
  - Landscape reinvigoration
    - Replace dead trees when needed
    - Add color to the entrances
    - Add dimension with shrubs
  - Traffic Calming – continued effort on researching viable options
  - Introduce 2010 Chairpersons: (and ask for committee members)
    - Social – Jane Morrison
    - Architectural Review Committee – Michele Morris
    - Trail Maintenance – Paul Lipson
    - Traffic Calming – Karla Maschoff
    - Landscape – Ken Block
    - Tax Return and QuickBooks – Heather Ellis
- Farewell and Thank You to Ken Block and Heather Ellis for their service on the Board.
- Two new board members were needed , and as there were only two candidates, the new board members were presented by Elaine Murray
  - David Dowie and Jerry Abate

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- 2009 Summary presented by Michele Morris
  - The western trail was completed and all legal actions have been resolved.
  - The block party was a social success
  
- 2009 Financials presented by Heather Ellis
- 2010 proposed Budget presented by Jay Hess
  - Presented proposed budgets including, a 10% increase to \$495, and alternatives of \$645 and \$795
    - Highlighted things that are new to our previous budgets: Social committee fund; Member directory; Signage
  
- The board's motion to increase dues to \$795 requires the approval of the homeowners. Since there were insufficient homeowners present to vote on this motion, the meeting was rescheduled for Thurs, Dec.17, 2009 at Trailside Park (Training Room) 6:30pm
- Meeting adjourned 8:10pm followed by cookies and coffee

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Thursday December 17, 2009 6:30pm

Trailside Recreation Building

### **Attending:**

David Dowie–President

Jerry Abate – Vice President

Elaine Murray – Secretary

Michele Morris – Community Liaison Officer

Jay Hess – incoming Treasurer

Heather Ellis – outgoing Treasurer

### **Agenda:**

1. Approve dues increase.
2. Traffic Calming Update on County improvements.

### **Minutes:**

- Check-in and collection of Proxies.
- Distribution of proposed 2010 budget and dues increase ballot.
- A quorum being present, the meeting was called to order at 6:37 pm.
  - 31 accounted for (proxies included)
  - A quorum required 25.
- Board made a motion to increase the annual dues to \$795 a year.
  - Needed 20 affirmative votes to pass.
- Voting
  - Results: 2 No's, 29 affirmatives.
  - Motion Passes.
- An update on the County's plan on Trailside traffic calming.
  - The County needs 2/3 affirmative votes of 41 MRE residents to move forward with any portion of Phase I.
  - Collection of some of the votes necessary.
- 2009 Summary presented by Michele Morris
- Meeting adjourned 6:50 pm

## Mountain Ranch Estates Review of FY06 thru FY09 Financial Status

		Actual 1-Jan-2006 thru 31-Dec-2006	Actual 1-Jan-2007 thru 31-Dec-2007	Actual 1-Jan-2008 thru 31-Dec-2008	Actual 1-Jan-2009 thru 14-Dec-2009
<b>Income:</b>					
	HOA Yearly Dues	\$ 28,294	\$ 29,898	\$ 32,658	\$ 30,957
	Special Assessment	-	50,625	-	-
	<b>Total Income</b>	<b>\$ 28,294</b>	<b>\$ 80,523</b>	<b>\$ 32,658</b>	<b>\$ 30,957</b>
<b>Expenses:</b>					
	Electricity	\$ 76	\$ 309	\$ 346	\$ 370
	Equipment		\$ 131		
	Insurance		\$ 753	\$ 733	\$ 860
	Landscaping Maintenance	\$ 13,961	\$ 23,766	\$ 21,580	\$ 18,230
	Landscape - Special		\$ 45,000	\$ 1,500	
	Legal Fees	\$ 1,665	\$ 2,781	\$ 7,138	\$ 13,169
	Licenses & Permits			\$ 7	\$ 2,094
	Office Supplies, Postage, etc.	\$ 350	\$ 166	\$ 104	
	Printing			\$ 25	\$ 144
	Professional fees	\$ 31			\$ 450
	Real Estate Taxes	\$ 1,348	\$ 1,108	\$ 107	\$ 110
	Signage			\$ 774	
	Snow Removal		\$ 413	\$ 1,047	\$ 458
	Social			\$ 84	\$ 343
	Trail Construction				\$ 8,899
	Trail Design				\$ 1,492
	Water	\$ 2,156	\$ 1,213	\$ 1,213	\$ 1,219
	Website Maintenance	\$ -	\$ 267	\$ 204	\$ 204
	<b>Total Expenses</b>	<b>\$ 19,587</b>	<b>\$ 75,907</b>	<b>\$ 34,862</b>	<b>\$ 48,042</b>
	<b>Net Operating Income (Loss)</b>	<b>\$ 8,707</b>	<b>\$ 4,616</b>	<b>\$ (2,204)</b>	<b>\$ (17,085)</b>
	Estimate remaining Dec '09 exp				\$ -
	Other Income- FY10 Deposits rec'd	\$ 706	\$ -	\$ -	\$ 6,885
	<b>Net Income (Loss)</b>	<b>\$ 9,413</b>	<b>\$ 4,616</b>	<b>\$ (2,204)</b>	<b>\$ (10,200)</b>
	Beginning cash 1/1/	100	9,513	14,129	11,925
	<b>Ending Cash Balance 12/31/</b>	<b>\$ 9,513</b>	<b>\$ 14,129</b>	<b>\$ 11,925</b>	<b>\$ 1,725</b>

## Mountain Ranch Estates Budget Options for FY2010

		2010 Budget 10% incr- Dues \$495	2010 Budget Dues \$795	
<b>Income:</b>				
	HOA Yearly Dues	\$ 37,125	\$ 59,625	
	FY10 dues deposits paid in FY09	(6,390)	(6,885)	
	<b>Total Income</b>	<b>\$ 30,735</b>	<b>\$ 52,740</b>	
<b>Expenses:</b>				
	Electricity	\$ 350	\$ 400	
	Equipment			
	Insurance	\$ 1,750	\$ 1,750	
	Landscaping	\$ 22,300	\$ 28,570	
	Legal Fees	\$ 7,500	\$ 7,500	
	Licenses & Permits	\$ 10	\$ 10	
	Office Supplies, Postage, etc.	\$ 155	\$ 155	
	Printing- Directory	\$ 250	\$ 250	
	Real Estate Taxes	\$ 110	\$ 110	
	Signage	\$ 800	\$ 800	
	Snow Removal	\$ 750	\$ 750	
	Social	\$ -	\$ 1,000	
	Trail Maintenance / Clean Up	\$ 1,000	\$ 1,000	
	Water	\$ 1,670	\$ 1,670	
	Website Maintenance	\$ 300	\$ 500	
	<b>Total Expenses</b>	<b>\$ 36,945</b>	<b>\$ 44,465</b>	
	<b>Net Operating Income (Loss)</b>	<b>\$ (6,210)</b>	<b>\$ 8,275</b>	
	<b>Beginning cash 1/1/10</b>	<b>\$ 1,725</b>	<b>\$ 1,725</b>	
	<b>Allocation to Contingency Fund</b>	<b>\$ -</b>	<b>\$ (10,000)</b>	
	<b>Cash Balance 12/31/10</b>	<b>\$ (4,485)</b>	<b>\$ -</b>	