

Volume 1, Issue 1

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2011 NEWSLETTER

Red Creek Ranch Newton POA

A Private Covenant Community

President Report

By: Susan Potter

I am pleased to report that this year's Board has worked harmoniously together in adopting a policy of "let's be good neighbors." We have striven to be very open and approachable to all RCR property owners and have tried to respond promptly to everyone's concerns.

Ingrid Mass has done a good job in keeping the Message Board informative and up to date. If you don't already do so, we suggest you make a habit of periodically reading the bulletins which is a good and easy way of keeping in touch.

Gabe Trapani puts an incredible amount of time into keeping the Website current with all the details of Ranch affairs and business. I don't believe anyone spends the time Gabe does and we all need to thank him.

In the past eight months, we have solved the problem of the loose horses on the northeast corner of the ranch. We have negotiated a new Grazing Lease, trying to address the concerns of all our members while being respectful of the business of the Cattleman.

A Front Entrance Committee, co-chaired by Bob DeMarrais and Gordon Gibbs, has been working behind the scenes and is now in Phrase Three, which it needs stucco to be applied.

About fifteen ranch members participated at the planning meetings.

We have managed to keep the roads in remarkably good repair despite the dry conditions with very reasonable expenditures and our legal fees have been kept to a minimum.

I would like to take this opportunity to personally thank the Board. We have worked well together in our rather no-nonsense approach and I feel that we have served our fellow property owners admirably. As always, we remain open to your inquiries.

Respectfully,

Susan Potter-DeMarrais

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Secretarial Musings

By: Ingrid Mass

Of all the jobs I've had, being a member of a Homeowners Association is by far the most unlikely road I've ever traveled on. "What a Long, Strange Trip it's been." Jerry Garcia.

When we first moved here in 2007 there seemed to be lots of bickering and gossiping going on. Now I realize that word of mouth can not take the place of a website that allows access to all information about The Ranch.

The Bulletin Board had not been utilized and I know that some people on the Ranch don't care to have a computer and thus do not have all the information they should have. I've tried to keep up with news and notices, but it's difficult without participation or input from the homeowners. Then there are always issues that the Board is working on and until they are resolved should not be public information.

The minutes of the monthly meetings are always available on line. There is always the privacy issue of what information should be made public on the website and the bulletin board.

When I started to attend the monthly meetings last September I realized that there is quite a learning curve. Members of the Board really need to be on the Board for two years at least in order to be able to make decisions that are legal according to the Covenants. Then there are the County ordinances, which may or may not be the same as the Covenants. What a pickle. This was extremely confusing at first, but thanks to the members that were remaining on, i.e. Alan and Gabe, we muddled through. Thank you both so much for your unbiased opinions and patience in helping me, Susan and Joe get in the groove. Or should I say, washboard?

We are a great team and started out the year with the acknowledgement to each other that it did not matter what Board position we held, we are all equally valuable members. We also talked about not looking backward. Whatever happened with previous Boards, good or bad, does not matter.

Seriously, there are no re-do's in life. After being on the Board for seven months, I sometimes feel like we haven't accomplished all we should have, but then I'm real tough on myself. We did actually solve quite a few issues without too many fisticuffs. Just want to leave you with the thought that we all goof up at times and I hope that all you nice neighbors will be tolerant if that happens and not blow any gaskets. Communication is vitally important to the success of any group. Like I always told my children: "There are no mistakes—just learning experiences gone awry." Well then, hope to see ALL OF YOU ALL at the annual meeting.

Sincerely, Ingrid

RCR-Newton website

By: Gabe Trapani

Our website is the major source for everything you need to know about our community, the past the present and the future.

RCR-N site receive an average of 480 visitors a month, 39% are from the ranch area, 23% from the State of Colorado, and the rest from around the country and the world.

A statistical counter is in place in all pages of major importance, for instance we have a counter on HOME page, Real estate, Financial Report, Horses for Sale page, we can monitor how many visitors visit each and every one of those pages, as well as first time visitors and returning visitors, how many pages they view and how long they stay.

Some areas of the website are restricted to Property Owners and can only be accessed by ID and password, that can be attained by written request through the Treasurer/webmaster or by any Board Member.

We have a newly updated map of the ranch listing all property owners, lot numbers, lot status and acreages, this map can only be available by request through any Board Members.

Because some property owners are most sensitive about the publication of their names, the same map it is also available without property owners' name and just lot number, acreages, and lot status.

Website space for Public Notice, Lost and Found, Help Wanted/Provider, Events, Gathering are always free and for unlimited time to any Property Owner in good standing, to post your request please contact any Board Members or the webmaster at rcrnpoa@redcreekranch.org

Gabe Trapani, RCR-N webmaster.

Treasurer Report

By: Gabe Trapani

Since the adoption of our new Bookkeeping and Accounting program, Quick Books, it has been very easy and accurate to keep track of our finances; several property owners called, requested and attained access to the financial portion of our web site.

Every month, and after Board approval, the monthly financial report is posted on the website for all property owners, who have access, to view. Several reports are generated every month: Statement of Cash Flow, Balance Sheet, Accounts Receivable, Accounts Payable, Deposits, Checks Detail, Budget vs. Actual, Office Inventory and a copy of Bank Statement.

This year we also posted the "Collection Report", which is a list of property owners whose account has been forwarded to our Collection Agency. Unfortunately, all the accounts that did not pay last year are also not paying this year, and some new ones have also been added to the list.

To comply with the laws governing all "Non for Profit Corporation" and "Colorado Common Interest Ownership Act (CCIOA)", the Board early this year passed a resolution that recognized the creation of a "Reserve Fund Account". This account includes all "Unrelated Business Income" that have been deposited, which includes those revenues from cattle grazing, sales of advertisements, and eventual sum of money carried over from previous years.

All of the non paying property owners are causing difficulties to balance the budget. And if not for the "Reserve Funds", at the end of the fiscal year 2010 we would have been in the negative of \$1,500.00. Money from the Reserve Funds are also being used to build a new and better looking entrance on highway 96.

Since the creation of Red Creek Ranch Property Owner Association in 1994, the annual assessment was set at \$150.00 and never changed for 17 years. On occasion a special assessment was added to raise the available funds to meet the cost of roads maintenance.

Article 38-33.3-116 paragraph (3) of CCIOA, provides a limit to \$400.00 for common assessment, with an annual increase according to Cost of Living Index or the US Bureau of Labor Statistics.

In conclusion, starting from 2012 the common assessment will be \$229.00 - that is the value of \$150.00 in 1994 and re-calculated every year till 2011. Please note that the common assessment will fluctuate every year according to the Cost of Living Adjustment.

Go to our website www.redcreekrancho.org /Association Documents/ Current Governing Documents/ and click on Colorado Common Interest Ownership Act. Review page 16 of the pdf and then review the Current Governing Documents page and click on Cost-of-Living Adjustments – here you will notice a chart showing how the cost of living varied from 1994 till 2011.

Anyone can forecast the next increase of the annual assessment by using the calculator provided by the Department of Labor - Bureau of Labor Statistics webpage.

From the Association Documents, go to Current Governing Documents then click on Department of Labor - Bureau of Labor Statistics.

Enter \$150.00 in the text box, then in the dropdown box below select the year 1994 and press Calculate.

If you have any questions please ask me at the meeting,

Gabe Trapani, RCR-N Treasurer.

The screenshot shows the Bureau of Labor Statistics website with the "CPI Inflation Calculator" tool. The calculator is set to calculate the value of \$150.00 in 1994 in terms of 2011 dollars. The result shown is \$228.71. The website header includes "UNITED STATES DEPARTMENT OF LABOR" and "BUREAU OF LABOR STATISTICS". The page title is "Databases, Tables & Calculators by Subject".

Grazing Report

By: Robert DeMarrais

The Grazing Committee has worked with the USDA and the Cattlemen to create a comprehensive grazing program which we believe will respect the property owners' requirements and develop a healthy range to raise well-fed calves.

They did a study of our Ranch which included the quality and quantity of the grasses, and the number of Pairs (Agricultural Units) we can sustain. The number of cattle we can support is greater the fewer months they graze. The study suggests we start with 60 pair this year because of the dry conditions. We could normally support 75 pair for a five-month season.

In addition to the stipulations of the previous lease, the Cattlemen are required to provide rubs treated with fly-control agent applied at regular intervals. They are to install the additional water tanks on "Todd's" Road. And they are to respond immediately to our reports of a high percent of ttl/cattle congregating at a single water tank for sustained periods and move these cattle to keep them more evenly spread over the range.

It is not reasonable for a few of our landowners to have a majority of the cows near their homes for sustained periods. Part of the management program will be to keep the cattle spread over the range. However, there will always be the tendency for the cows to seek the grass they prefer. Remember, Colorado is a Fence-Out state, so you will need to put up your fences if you just don't want the cows on your property.

Because the Cattlemen are businessmen, neither can we change the rules every year, nor can we create new or unreasonable requirements every year. So a new lease was granted for three years. Doing away with grazing would be the answer for some, but everyone's taxes would go up, the greater the property value, the greater that raise. But it certainly would not be responsible to our neighbors with vacant land for The Grazing Committee or The Board to force on them a property tax hike of from 1-plus to 29 percent per year! And we would be throwing away that money we use for road repair.

But the Lease is absolutely dependant upon the Cattlemen adhering to the tenants of the lease. We will suspend the lease if it is not adhered to. That is a tenant in the new lease. As liaison between The Board and the Cattlemen, you must contact me immediately if there is a transgression of the lease arrangements. I will contact the Cattlemen and come to some resolve.

Respectfully,

Bob DeMarrais, 2011 Liaison, Red Creek Ranch - Newton, Cattlemen

Our Front Entrance

By: Robert DeMarrais

RCR-N Entrance prior July 2011



Removal of old posts on the west side of the Entrance!



Forming New Entrance



RCR-N Entrance as of August 10, 2011



RCR Newton POA Proposed 2012 Budget

INCOME

Annual Assessment	<u>\$22,442.00</u>	\$229.00 Assessment	98 Property Owner
Total Income	\$22,442.00	\$22,442.00	

EXPENSES

ADMINISTRATION

Annual Meeting	\$250.00		(Same as 2010-2011)
Filing Fee	\$10.00		(Actual Cost)
Insurance	\$388.00		(Actual Cost)
Newsletter	\$180.00		(2010 Newsletter = \$177.84)
Website Hosting	\$85.00		(Actual Cost)
ADMINISTRATION - Other	<u>\$0.00</u>		
Total ADMINISTRATION	\$913.00	\$913.00	4.1% of income

OFFICE SUPPLIES

Letterhead-Copy Paper	\$29.00		3 reams of paper
Envelopes	\$12.00		150 #10 envelops
Postage	\$88.00		200 stamps
Printing Ink	\$160.00		4 Refills
OFFICE SUPPLIES - Other	<u>\$0.00</u>		
Total OFFICE SUPPLIES	\$289.00	\$289.00	1.3% of income

PROFESSIONAL SERVICES

Legal Fees	\$465.00		(441.77 as of 06.01.2011)
PROFESSIONAL SERVICES - Other	<u>\$0.00</u>		
Total PROFESSIONAL SERVICES	\$465.00	\$465.00	2.1% of income

ROADS MAINTENANCE

Grading	\$12,000.00	\$1,000.00/month	12 months
Peck Creek Repair	\$975.00	15 hrs @	\$65.00/hr
Road Base	\$7,319.00	563 tons @	\$13.00/ton
Snow Removal	\$480.00	12 hrs @	\$40.00/hr
ROADS MAINTENANCE - Other	<u>\$0.00</u>		
Total ROADS MAINTENANCE	\$20,774.00	\$20,774.00	92.6% of income

Total Income	\$22,442.00		
Total Expense	<u>\$22,441.00</u>		100.0% of income
Balance		\$1.00	

SPECIAL PROJECTS

Entrance Improvement	\$5,000.00		
SPECIAL PROJECTS - Other	<u>\$0.00</u>		
Total SPECIAL PROJECTS	\$5,000.00	Money from Reserve Funds Account	

ANNUAL MEETING, SATURDAY SEPTEMBER 17, 2011—10:00AM

PLEASE JOIN US AT GARLIC & ONION MEXICAN GRILL
4333 THATCHER AVENUE PUEBLO CO 81005
SEE MAPS ON OUR WEBSITE AT www.redcreekbranch.org

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