

Red Creek Ranch-Newton

A Covenant Protected Community

702 Newton Road • Pueblo, CO 81005 - www.redcreekranch.org

Greetings to all RCR-Newton Property Owners:

The annual meeting of the RCR-Newton POA Inc. membership will be held at 10:00 AM on Saturday, August 23, 2014, at **The Event Center 5206 Thatcher Ave.**, (corner of Thatcher and Floyd), Pueblo, Co.

At about this time last year the Board of Directors (BOD) was working with the IRS on the ranch's failure to file tax returns. The IRS required the ranch to file tax returns for all years back thru 2007. This involved paying taxes and penalties on all years that had cattle grazing income. We are now in full compliance with their requirements. Our 2013 tax return was done in house with 0 taxes due even after receiving some cattle grazing income.

The BOD has set our 2014 annual assessment at \$335.00 after receiving numerous letters, e-mails and phone calls from property owners asking for more road maintenance on our secondary roads, (Newton West, Bronquist, Lakeview, and Vanessa). The BOD feels this amount is necessary after meeting and receiving estimates from our road maintenance contractor.

The Colorado Common Interest Ownership Act requires RCR-Newton POA to have written policies and procedures. The Board has approved policies and procedures for those topics required by CCIOA with the exception of a policy for the Enforcement of Covenants and Rules. There is a proposed policy for Enforcement of Covenants and Rules on our Web site. This policy covers what the procedures are if there is a violation of the protective covenants. This includes reporting the violation, the Boards responsibility and recourse that could include fines and or court action. Should fines be included in the enforcement policy? The Board cannot selectively enforce the covenants.

An election for 2 directors will be held at this meeting. The term starts January 1, 2015 but new directors are encouraged to start attending BOD meetings for the remainder of the year.

Enclosed please find a copy of the 2015 proposed budget, as well as a voting proxy. If you are unable to attend the annual meeting but would like to have another member vote on your behalf, please fill out the proxy. Proxies may be delivered to the Secretary any time prior to the meeting, including the day of the meeting. Please designate on the proxy what your designee can vote for.

The BOD respectfully requests that all meeting attendees be thoughtful and courteous to their neighbors. All members in good standing will be allowed to voice opinions and concerns.

Sincerely

2014 Board of Directors