

Red Creek Ranch-Newton

A Covenant Protected Community

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

Hello to all RCR-Newton Property Owners:

The annual meeting of the RCR-Newton Property Owners Association, Inc. membership will be held at 10:00 AM on Saturday, August 29, 2015, at the **Rawlings Public Library in the Ryal's Meeting Room**, located at **100 East Abriendo Avenue, Pueblo, CO 81004-4290**.

This has been an eventful year for the Association. After the last annual meeting and a mandate from the membership at that meeting, we had a ballot issue on the banning of commercial growing of marijuana on the Ranch. Unfortunately, this ballot issue was defeated in spite of hard work on the part of many volunteers from the neighborhood. We were unable to get the 75% approval that was needed to pass the amendment.

Nature has not been our friend this early spring and summer and our roads have suffered from this 100-year moisture event that we have had. Each time we have attempted to do any major work on the roads, the snows and rains have undone a lot of the repair and maintenance. In addition, we have had the complete wash out of the Peck Creek crossing to deal with. Needless to say, the funding to fix all of the problems is just not there and the Board has tried to address the most serious problems as funds were available. We still have a considerable amount of the year left and no idea of what nature has in store for us. We sincerely appreciate the input from every property owner and your patience as the long-term plans have had to be altered to try to deal with each new major problem that arises.

The 2016 annual assessment will be \$300 per lot (\$150.00 regular assessment and \$150.00 special assessment) as is set forth in the Covenants. While working on the marijuana issue with the attorney, it came to light that the Association is not under the Colorado Common Interest Ownership Act (except for a few sections) and therefore, our assessments are limited by the original covenants and cannot be increased even for cost of living because of the date that they were created in 1996.

At the annual meeting this year, 3 directors will be elected. The terms will start on January 1, 2016 but any new directors are encouraged to start attending Board meetings for the remainder of this year.

Enclosed please find a copy of the 2016 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, Chani Owen, any time prior to the meeting, including the day of the meeting. Please designate on the proxy what your designee can vote for.

Again this year, the Board requests that all meeting attendees be thoughtful and courteous to their neighbors and remember that we are all in this together. All members in good standing will be allowed to voice opinions and concerns.

Sincerely,

2015 Board of Directors

RCR-Newton 2015
Annual Meeting

Meeting Agenda

Financial Reports

2016 Operating Budget

Road Report

RCR Newton 2015 Annual Meeting Agenda

Items and Time Schedule

	TIME	minutes	
1. Welcome <i>Opening remarks - Alice Bryan, President</i>	10:00	10	
2. Quorum count for voting <i>Proxy Presentation - Chani Owen, Secretary</i>	10:10	5	
3. Treasurer Report <i>Frank Lilley- Review 2015 Budget Vs. Actual</i>	10:15	15	
4. 2016 Budget Presentation <i>Frank Lilley - 2016 Budget</i> <i>Membership discussion and participation</i>	10:30	15	
5. Road Report <i>Mike McHenry, Road Committee</i>	10:45	15	
6. Changes to the Covenants, Status <i>Status - Alice Bryan</i>	11:00	15	
7. Election of Three Board members 2016 thru 2017 <i>Board - Nominations</i> <i>Acceptance of Nominations</i> <i>Voting for New Board members</i>	11:15	20	
8. Open discussion <i>Membership discussion and participation</i>	11:35	25	
Adjourn Annual Meeting	12:00	120	Tot. minutes

RCR Newton Property Owner Association Inc.
Budget vs. Actual
2014

	TOTAL		
	Jan - Dec 14	Budget	\$ Over Budget
Revenue			
Annual Assesment	24,082.94	23,900.00	182.94
Collection Fees	69.51	0.00	69.51
Contingency from 2013	0.00	2,300.00	-2,300.00
Grazing Lease 2014	2,960.00	0.00	2,960.00
Total Revenue	27,112.45	26,200.00	912.45
Expense			
2015 Contingency Fund	0.00	2,390.00	-2,390.00
ADMINISTRATION			
Annual Meeting	259.88	350.00	-90.12
Checking account fees	0.00	15.00	-15.00
Filing Fee	54.39	85.00	-30.61
Insurance	531.00	510.00	21.00
Newsletter + Meeting Handout	0.00	103.00	-103.00
Website Hosting	83.40	84.00	-0.60
Total ADMINISTRATION	928.67	1,147.00	-218.33
MISCELLANEOUS ACCOUNTS			
Bulleting Board	277.10	50.00	227.10
Mileage for Association	0.00	100.00	-100.00
POA Claim of Lien	0.00	200.00	-200.00
Total MISCELLANEOUS ACCOUNTS	277.10	350.00	-72.90
OFFICE SUPPLIES			
3 ring divider/forms/maps	74.05	51.00	23.05
Paper& Envelope	19.09	58.00	-38.91
Postage	426.85	135.00	291.85
Printing Ink	93.85	98.00	-4.15
Total OFFICE SUPPLIES	613.84	342.00	271.84
PROFESSIONAL SERVICES			
Collection Services	0.00	380.00	-380.00
CPA review and tax prep	0.00	400.00	-400.00
Legal Fees	2,491.00	500.00	1,991.00
Total PROFESSIONAL SERVICES	2,491.00	1,280.00	1,211.00
ROADS MAINTENANCE			
Culverts - Maintenance	1,899.03	500.00	1,399.03
Ditches - Maintenance	0.00	1,500.00	-1,500.00
Front Entrance - Maintenance	0.00	100.00	-100.00
Grading	14,178.30	11,250.00	2,928.30
Peck Creek Crossing	1,720.00	0.00	1,720.00
Road Base	0.00	3,000.00	-3,000.00
Road Preventive Maintenance	343.00	2,800.00	-2,457.00
Road Signs-Repair-Maintenance	77.97	200.00	-122.03
Snow Removal	2,995.00	1,500.00	1,495.00
Total ROADS MAINTENANCE	21,213.30	20,850.00	363.30
Taxes			
Colorado Late fees for 2007-09	93.00	0.00	93.00
IRS late fees 2007	253.42	0.00	253.42
IRS late fees 2008	547.23	0.00	547.23
IRS late fees 2009	67.67	0.00	67.67
Total Taxes	961.32	0.00	961.32
Total Expense	26,485.23	26,359.00	126.23

RCR Newton Property Owner Association Inc.
Monthly Financial Report
 January through June 2015

Current Assets

Checking/Savings
 Frontier Bank

11,730.30

	<u>Jan - Jun 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Revenue			
Annual Assesment	28,324.06	33,500.00	-5,175.94
Collection Fees	57.53	0.00	57.53
Contingency from 2014	5,154.58	2,390.00	2,764.58
Total Revenue	<u>33,536.17</u>	<u>35,890.00</u>	<u>-2,353.83</u>
Expense			
2016 Contingency Fund	0.00	2,500.00	-2,500.00
ADMINISTRATION			
Annual Meeting	0.00	600.00	-600.00
Filing Fee	44.39	110.00	-65.61
Insurance	0.00	524.00	-524.00
Website Hosting	0.00	84.00	-84.00
Total ADMINISTRATION	<u>44.39</u>	<u>1,318.00</u>	<u>-1,273.61</u>
MISCELLANEOUS ACCOUNTS			
Mileage for Association	0.00	25.00	-25.00
POA Claim of Lien	0.00	35.00	-35.00
Website Maintenece	83.40	0.00	83.40
Total MISCELLANEOUS ACCOUNTS	<u>83.40</u>	<u>60.00</u>	<u>23.40</u>
OFFICE SUPPLIES			
3 ring divider/forms/maps	0.00	75.00	-75.00
Paper & Envelope	0.00	65.00	-65.00
Postage	49.00	157.00	-108.00
Printing Ink	71.97	95.00	-23.03
Total OFFICE SUPPLIES	<u>120.97</u>	<u>392.00</u>	<u>-271.03</u>
PROFESSIONAL SERVICES			
Collection Services	0.00	120.00	-120.00
Legal Fees	680.00	500.00	180.00
Total PROFESSIONAL SERVICES	<u>680.00</u>	<u>620.00</u>	<u>60.00</u>
ROADS MAINTENANCE			
Culverts - Maintenance	380.00	3,200.00	-2,820.00
Ditches - Maintenance	0.00	1,550.00	-1,550.00
Front Entrance - Maintenance	0.00	100.00	-100.00
Grading	10,722.25	16,600.00	-5,877.75
Peck Creek Crossing	0.00	1,800.00	-1,800.00
Road Base	5,198.77	5,500.00	-301.23
Road Preventive Maintenance	760.00	1,000.00	-240.00
Road Signs-Repair-Maintenance	1,044.01	250.00	794.01
Snow Removal	2,649.00	1,000.00	1,649.00
Total ROADS MAINTENANCE	<u>20,754.03</u>	<u>31,000.00</u>	<u>-10,245.97</u>
Taxes			
2014 colorado corp tax	29.00	0.00	29.00
2014 Corp Income taxes	94.08	0.00	94.08
Total Taxes	<u>123.08</u>	<u>0.00</u>	<u>123.08</u>
Total Expense	<u>21,805.87</u>	<u>35,890.00</u>	<u>-14,084.13</u>

RCR Newton Property Owner Association Inc.

2016 Budget Overview
 January through December 2016

TOTAL

Jan - Dec 16

Revenue

Annual Assessment	\$29,700
Contingency 2015	\$3,000

Total Revenue	\$32,700
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Expense

2017 Contingency Fund	\$2,700
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ADMINISTRATION

Annual Meeting	\$600
Filing Fee	\$115
Insurance	\$535
Newsletter + Meeting Handout	\$35
Website Hosting	\$86

Total ADMINISTRATION	\$1,371
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MISCELLANEOUS ACCOUNTS

Cow Guard Maintenance	\$2,000
Mileage for Association	\$25

Total MISCELLANEOUS ACCOUNTS	\$2,025
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OFFICE SUPPLIES

3 ring divider/forms/maps	\$75
Computer & software	\$250
Paper & Envelope	\$85
Postage	\$165
Printing Ink	\$120

Total OFFICE SUPPLIES	\$695
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PROFESSIONAL SERVICES

Collection Services	\$120
Legal Fees	\$650

Total PROFESSIONAL SERVICES	\$770
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ROADS MAINTENANCE

Culverts - Maintenance	\$3,200
Ditches - Maintenance	\$1,000
Front Entrance - Maintenance	\$100
Grading	\$12,039
Peck Creek Crossing	\$1,800
Road Base	\$5,500
Road Preventive Maintenance	\$1,000
Road Signs-Repair-Maintenance	\$250
Snow Removal	\$250

Total ROADS MAINTENANCE	\$25,139
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Total Expense	\$32,700
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Net Revenue	\$0
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PROXY

I hereby authorize _____ to serve as my proxy,

and to vote on my behalf at the RCR-Newton Annual Meeting to be held on Saturday, August 29, 2015.

This proxy is valid for:

All Matters

Election of Board Members.

This Proxy expires _____ or eleven months after its date whichever comes first.

Name: _____

Lot# /s: _____

Signature: _____

Date: _____