

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, September 23, 2017, at the **Rawlings Public Library in the Ryal's Meeting Room**, located at **100 East Abriendo Avenue, Pueblo, CO 81004-4290**. This meeting room is the same as in year's past and is located on the fourth floor of the library.

Road conditions on the ranch remained somewhat rough throughout most of the winter, but manageable with some spot maintenance of washboarded areas. Because of this, we were able to defer a regular road grading/maintenance cycle last fall to leverage approximately \$20,000 in additional funds for road base and a complete grading, watering and rolling in May of this year. So far, the new road base and grading is holding up well through some major rainfalls. Road conditions and needs are continually addressed as a standing agenda item at each board meeting.

The 2018 annual assessment will be \$300 per lot (\$150.00 regular assessment and \$150.00 special assessment) as is set forth in the Covenants. As you all may know from last year, 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, 2018 but any new directors are encouraged to start attending Board meetings for the remainder of this year. We encourage you to get involved if you haven't in the past. This is your community and we need board members to help it succeed. If you have been a Board member in the past, please consider running again.

Enclosed please find a copy of the 2018 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, George Johnson, 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. Recent meetings have gone very well and have been concise and informative. All members in good standing will be allowed to voice opinions and concerns.

Sincerely,

2017 Board of Directors

RCR Newton 2017 Annual Meeting Agenda

Items and Time Schedule

	TIME	minutes	
1. Welcome <i>Opening remarks - Mike McHenry, President</i>	10:00	10	
2. Quorum count for voting <i>Proxy Presentation - George Johnson, Secretary</i>	10:10	5	
3. Treasurer Report <i>Frank Lilley- Review 2017 Budget Vs. Actual</i>	10:15	15	
4. 2018 Budget Presentation <i>Frank Lilley - 2018 Budget</i> <i>Membership discussion and participation</i>	10:30	15	
5. Road Report <i>Mike McHenry, Road Committee</i>	10:45	15	
6. Election of Three Board members 2018 thru 2020 <i>Board - Nominations</i> <i>Acceptance of Nominations</i> <i>Voting for New Board members</i>	11:00	30	
7. Open discussion <i>Membership discussion and participation</i>	11:30	30	
Adjourn Annual Meeting	12:00	120	Tot. minutes

RCR Newton Property Owner Association Inc.
Monthly Financial Report
 January through December 2016

Current Assets
 Checking/Savings
 Frontier Bank

20,988.48

	<u>Jan - Dec 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
Annual Assesment	30,300.00	29,700.00	600.00
Contingency 2015	2,672.80	3,000.00	-327.20
grazing lease 2015	126.72	0.00	126.72
grazing lease 2016	2,000.00	0.00	2,000.00
Total Income	<u>35,099.52</u>	<u>32,700.00</u>	<u>2,399.52</u>
Expense			
ADMINISTRATION			
Annual Meeting	0.00	600.00	-600.00
Checking account fees	3.00	0.00	3.00
Filing Fee	37.00	115.00	-78.00
Insurance	496.00	535.00	-39.00
Newsletter + Meeting Handout	0.00	35.00	-35.00
Website Hosting	83.40	86.00	-2.60
Total ADMINISTRATION	<u>619.40</u>	<u>1,371.00</u>	<u>-751.60</u>
MISCELLANEOUS ACCOUNTS			
Cow Guard Maintenance	0.00	2,000.00	-2,000.00
Mileage for Association	0.00	25.00	-25.00
service not rendered	2,000.00		
Total MISCELLANEOUS ACCOUNTS	<u>2,000.00</u>	<u>2,025.00</u>	<u>-25.00</u>
OFFICE SUPPLIES			
3 ring divider/forms/maps	0.00	75.00	-75.00
Computer & software	0.00	250.00	-250.00
Paper & Envelope	0.00	85.00	-85.00
Postage	143.00	165.00	-22.00
Printing Ink	0.00	120.00	-120.00
Total OFFICE SUPPLIES	<u>143.00</u>	<u>695.00</u>	<u>-552.00</u>
PROFESSIONAL SERVICES			
Collection Services	0.00	120.00	-120.00
Legal Fees	650.00	650.00	0.00
Total PROFESSIONAL SERVICES	<u>650.00</u>	<u>770.00</u>	<u>-120.00</u>
ROADS MAINTENANCE			
Culverts - Maintenance	0.00	3,200.00	-3,200.00
Ditches - Maintenance	0.00	1,000.00	-1,000.00
Front Entrance - Maintenance	0.00	100.00	-100.00
Grading	9,906.36	12,039.00	-2,132.64
Peck Creek Crossing	0.00	1,800.00	-1,800.00
Road Base	0.00	5,500.00	-5,500.00
Road Preventive Maintenance	665.00	1,000.00	-335.00
Road Signs-Repair-Maintenance	200.81	250.00	-49.19
Snow Removal	0.00	250.00	-250.00
Total ROADS MAINTENANCE	<u>10,772.17</u>	<u>25,139.00</u>	<u>-14,366.83</u>
Total Expense	14,184.57	30,000.00	-15,815.43

RCR Newton Property Owner Association Inc.
Monthly Financial Report
January through July 2017

	<u>Jan - Jul 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
Annual Assesment	30,200.00	29,700.00	500.00
Contingency 2016	20,988.51	3,000.00	17,988.51
Total Income	<u>51,188.51</u>	<u>32,700.00</u>	<u>18,488.51</u>
Expense			
ADMINISTRATION			
2018 Contingency Fund	0.00	3,000.00	-3,000.00
Annual Meeting	0.00	600.00	-600.00
Filing Fee	40.00	115.00	-75.00
Insurance	0.00	535.00	-535.00
Newsletter + Meeting Handout	0.00	35.00	-35.00
Website Hosting	0.00	86.00	-86.00
Total ADMINISTRATION	<u>40.00</u>	<u>4,371.00</u>	<u>-4,331.00</u>
MISCELLANEOUS ACCOUNTS			
Bad Debts	1,100.00	50.00	1,050.00
Cow Guard Maintenance	0.00	2,000.00	-2,000.00
Mileage for Association	0.00	25.00	-25.00
Website Maintenance	107.40		
Total MISCELLANEOUS ACCOUNTS	<u>1,207.40</u>	<u>2,075.00</u>	<u>-867.60</u>
OFFICE SUPPLIES			
3 ring divider/forms/maps	0.00	75.00	-75.00
Computer & software	219.95	250.00	-30.05
Paper & Envelope	0.00	85.00	-85.00
Postage	47.00	175.00	-128.00
Printing Ink	70.65	120.00	-49.35
Total OFFICE SUPPLIES	<u>337.60</u>	<u>705.00</u>	<u>-367.40</u>
PROFESSIONAL SERVICES			
Legal Fees	0.00	500.00	-500.00
Total PROFESSIONAL SERVICES	<u>0.00</u>	<u>500.00</u>	<u>-500.00</u>
ROADS MAINTENANCE			
Culverts - Maintenance	0.00	1,320.00	-1,320.00
Ditches - Maintenance	0.00	1,000.00	-1,000.00
Front Entrance - Maintenance	0.00	129.00	-129.00
Grading	14,008.75	12,000.00	2,008.75
Peck Creek Crossing	0.00	1,800.00	-1,800.00
Road Base	16,265.27	6,500.00	9,765.27
Road Preventive Maintenance	0.00	1,800.00	-1,800.00
Road Signs-Repair-Maintenance	60.35	250.00	-189.65
Snow Removal	0.00	250.00	-250.00
Total ROADS MAINTENANCE	<u>30,334.37</u>	<u>25,049.00</u>	<u>5,285.37</u>
Total Expense	<u>31,919.37</u>	<u>32,700.00</u>	<u>-780.63</u>

RCR Newton Property Owner Association Inc.

2018 Budget Overview

January through December 2018

	<u>Jan - Dec 18</u>
Income	
Annual Assesment	29,700.00
Contingency from 2017	3,000.00
Total Income	<u>32,700.00</u>
Expense	
ADMINISTRATION	
2019 Contingency Fund	3,000.00
Annual Meeting	600.00
Filing Fee	115.00
Insurance	545.00
Newsletter + Meeting Handout	25.00
Website Hosting	86.00
Total ADMINISTRATION	<u>4,371.00</u>
MISCELLANEOUS ACCOUNTS	
Bad Debts	50.00
Cow Guard Maintenance	2,000.00
Mileage for Association	25.00
Total MISCELLANEOUS ACCOUNTS	<u>2,075.00</u>
OFFICE SUPPLIES	
3 ring divider/forms/maps	75.00
Computer & software	250.00
Paper& Envelope	85.00
Postage	175.00
Printing Ink	120.00
Total OFFICE SUPPLIES	<u>705.00</u>
PROFESSIONAL SERVICES	
Legal Fees	500.00
Total PROFESSIONAL SERVICES	<u>500.00</u>
ROADS MAINTENANCE	
Culverts - Maintenance	1,320.00
Ditches - Maintenance	1,000.00
Front Entrance - Maintenance	129.00
Grading	12,000.00
Peck Creek Crossing	1,800.00
Road Base	6,500.00
Road Preventive Maintenance	1,800.00
Road Signs-Repair-Maintenance	250.00
Snow Removal	250.00
Total ROADS MAINTENANCE	<u>25,049.00</u>
Total Expense	<u>32,700.00</u>

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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, September 23, 2017.

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: _____