

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 a.m. on Saturday, September 22, 2018**, at the **Rawlings Public Library in the Royal's Meeting Room**, located at **100 East Abriendo Avenue, Pueblo, CO 81004-4290**. This meeting room is the same location as in years past and is located on the fourth floor of the library.

Road conditions on the ranch remained somewhat rough throughout most of the year, but manageable with some spot maintenance of wash-boarded areas. We were able to have grading and a good amount of road base applied. The lack of moisture has limited compact ability even with several employed water trucks.

The 2019 annual assessment will be \$300 per lot (\$150.00 special assessment) as is set forth in the Covenants. As stated in the past, the Association is ***not*** under the Colorado Common Interest Ownership Act (except for a few sections). Therefore, our assessments are limited by the original covenants and cannot be increased even for cost of living because of the date they were created in 1996.

During this annual meeting, two directors will be elected. The terms will start on January 1, 2019. Any new elected directors will be encouraged to start attending Board Meetings for the remainder of this year. We encourage you to get involved if you have not 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 is a copy of the 2019 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 (contact information on the RCR website), and any time prior to the meeting or at 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,

2018 Board of Directors

RCR Newton 2018 Annual Meeting Agenda

Items and Time Schedule

| | TIME | minutes | |
|---|-------|---------|--------------|
| 1. Welcome <i>Opening remarks - Mike Johnson, Vice 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 2018 Budget Vs. Actual</i> | 10:15 | 15 | |
| 4. 2018 Budget Presentation <i>Frank Lilley - 2019 Budget</i> <i>Membership discussion and participation</i> | 10:30 | 15 | |
| 5. Road Report <i>Frank Lilley, Road Committee</i> | 10:45 | 15 | |
| 6. Election of Two 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 2017

| | | | |
|-------------------------------------|---------------------|------------------|-----------------------|
| Current Assets | | | |
| Checking/Savings | | | |
| Frontier Bank | 18,520.61 | | |
| | <u>Jan - Dec 17</u> | <u>Budget</u> | <u>\$ Over Budget</u> |
| Income | | | |
| Annual Assesment | 30,500.00 | 29,700.00 | 800.00 |
| Contingency 2016 | 20,988.51 | 3,000.00 | 17,988.51 |
| Total Income | <u>51,488.51</u> | <u>32,700.00</u> | <u>18,788.51</u> |
| Expense | | | |
| ADMINISTRATION | | | |
| 2018 Contingency Fund | 0.00 | 3,000.00 | -3,000.00 |
| Annual Meeting | 106.03 | 600.00 | -493.97 |
| Filing Fee | 50.00 | 115.00 | -65.00 |
| Insurance | 496.00 | 535.00 | -39.00 |
| Newsletter + Meeting Handout | 0.00 | 35.00 | -35.00 |
| Website Hosting | 0.00 | 86.00 | -86.00 |
| Total ADMINISTRATION | <u>652.03</u> | <u>4,371.00</u> | <u>-3,718.97</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 Maintanace | 107.40 | 0.00 | 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 | 96.00 | 175.00 | -79.00 |
| Printing Ink | 70.65 | 120.00 | -49.35 |
| Total OFFICE SUPPLIES | <u>386.60</u> | <u>705.00</u> | <u>-318.40</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 | 687.50 | 1,800.00 | -1,112.50 |
| 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>31,021.87</u> | <u>25,049.00</u> | <u>5,972.87</u> |
| Total Expense | <u>33,267.90</u> | <u>32,700.00</u> | <u>567.90</u> |

RCR Newton Property Owner Association Inc.
Profit & Loss Budget Overview
January through December 2019

| | |
|-------------------------------------|------------------|
| Income | |
| Annual Assesment | 29,700.00 |
| Contingency 2018 | 4,000.00 |
| Total Income | <u>33,700.00</u> |
| Expense | |
| ADMINISTRATION | |
| 2020 Contingency | 4,000.00 |
| Annual Meeting | 600.00 |
| Filing Fee | 115.00 |
| Insurance | 545.00 |
| Newsletter + Meeting Handout | 50.00 |
| Website Hosting | 90.00 |
| Total ADMINISTRATION | <u>5,400.00</u> |
| MISCELLANEOUS ACCOUNTS | |
| Bad Debts | 800.00 |
| Cow Guard Maintenance | 1,200.00 |
| Mileage for Association | 25.00 |
| Website Maintenace | 0.00 |
| Total MISCELLANEOUS ACCOUNTS | <u>2,025.00</u> |
| OFFICE SUPPLIES | |
| 3 ring divider/forms/maps | 75.00 |
| Computer & software | 300.00 |
| Paper& Envelope | 50.00 |
| Postage | 75.00 |
| Printing Ink | 100.00 |
| Total OFFICE SUPPLIES | <u>600.00</u> |
| PROFESSIONAL SERVICES | |
| Legal Fees | 500.00 |
| Total PROFESSIONAL SERVICES | <u>500.00</u> |
| ROADS MAINTENANCE | |
| Culverts - Maintenance | 1,500.00 |
| Ditches - Maintenance | 1,000.00 |
| Front Entrance - Maintenance | 125.00 |
| Grading | 14,000.00 |
| Peck Creek Crossing | 1,000.00 |
| Road Base | 5,000.00 |
| Road Preventive Maintenance | 1,800.00 |
| Road Signs-Repair-Maintenance | 250.00 |
| Snow Removal | 500.00 |
| Total ROADS MAINTENANCE | <u>25,175.00</u> |
| Total Expense | <u>33,700.00</u> |

Red Creek Ranch-Newton

A Covenant Protected Community

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

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 22, 2018.

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: _____