

Red Creek Ranch - Newton, Property Owners Association

2012 News Letter

A NOTE FROM THE PRESIDENT

Hello Red Creek Ranch Neighbors,

It's time again for the annual newsletter and meeting. First of all, I would like to thank Alan Lucas for staying on the board beyond his term. Because of his expertise in heavy equipment, earth moving, and construction, we hope he will remain active on the road committee.

I would like to thank Alan, Zollie, and Frank for their hard work in maintaining the roads. Our roads have never been better. Real Estate agents have commented that our roads are superior to those of all the ranches in the area.

Because of the differences of opinion as to what should be done with the east side of the front entrance, the board feels that the decisions should be made at the annual meeting.

The east side will require a new drawing and engineer's seal for the foundation because it will be built on back fill. The east will definitely cost more than the west side.

We have also some information on the lighting included in the newsletter for you to view.

See you at the meeting.

Sue Potter-DeMarrais

TREASURER REPORT

Let me start with the words: "Volunteers or Volunteerism":

Volunteer = Unpaid helper, Unpaid worker; Also, a person that donates his or her spare time when and if he or she has some to spare (there is no mention of "Obligation").

Volunteerism = the practice of using volunteer workers, especially in community service.

Serving on the Board of Directors, require some "Donated Time" and if a person finally landed a job

that job takes all, and I mean all the spare time of that individual; personal time comes always before Association Time.

Historically, too many valuable property owners serve on the Board and left disgusted, I'm here and I plan to stay as long as the Property Owners will elect me for more terms.

I like statistics and I like book-keeping, I have the books for RCR-N down to science; it is a pleasure every time when I close the month and the books match the PB&T Bank Statement.

Every month all Financial Reports have been posted, also Inventory and Mileage for the Association, the record goes back for the past 24 months; no records are available for the previous 17 years.

Let's now talk about what you will expect from the Annual Meeting; there are four (4) major items that need your approval:

- 1) The Light and Light pole at the front entrance, monthly cost of service to be budgeted, style of lamp (a representative from San Isabel will be on hand to answer your questions).
- 2) When and how the front entrance will be completed, funding was allocated last year but we did not receive a detailed proposal for the east side.
- 3) RCR-N Sign on the front entrance, size, style and cost.
- 4) 2013 Budget, (based on 2012 C.O.L.A. the 2013 annual assessment is \$235.00).

Enclosed you will find the 2012 Meeting Agenda, San Isabel proposal for electric service to the front entrance and the 2013 Budget.

Hope to see you at the meeting.

Gabe Trapani, RCR-N Treasurer.

RCR Newton 2012 Annual Meeting Agenda

Items and Time Schedule		TIME	minutes
1. Welcome	<i>Opening remarks - Susan Potter De Marrais, President</i>	10:00	5
2. Quorum count for voting	<i>Proxy Presentation - Alan Lucas, Secretary</i>	10:05	5
3. Website	<i>Major source of information - Gabe Trapani</i> Guest: Jessie Steward - Chief of RCRVFR - Propose Sponsorship of \$1,000.00	10:10	10
4. Treasurer Report	<i>Gabe Trapani - Review 2011 Budget Vs. Actual 2012 Budget Vs. Actual, A/R, Cash Flow. 2013 Common Assessment - Membership questions</i>	10:15	10
5. 2013 Budget Presentation	<i>Gabe Trapani - Cost of Electric Service</i> Guest: Rex Allen from San Isabel Electric Assoc.	10:25	10
6. Budget Approval Process	<i>Membership discussion and participation - Board</i>	10:35	10
7. Road Report	<i>Alan Lucas, Road Committee</i>	10:45	10
8. Grazing Lease	<i>Board and Grazing Lease Committee - 2013 lease</i> Guest: Dwight Procter and Bob DeMarrais	10:55	10
9. Election of three (3) Board members 2013 thru 2014	<i>Board - Nominations - Questions to proposed nominee Acceptance of Nominations Voting for New Board members</i>	11:05	10
10. Open discussion	<i>Membership discussion and participation</i>	11:15	40
	Adjourn Annual Meeting	12:00	120 Tot. minutes



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March 27, 2012

WO# 120119

Red Creek Ranch-Newton
Attn: Gabriele Trapani
850 Newton Rd
Pueblo, CO 81005

Dear Mr. Trapani,

You recently requested information about a Security Light or a Meter Pedestal being installed at the gate into Red Creek Ranch-Newton off of Highway 96.

After a site visit, I have prepared the following options for your consideration.

An Information Sheet along with the appropriate agreements will be sent to you based on the option selected.

- 1) The security light would be a 100 watt High Pressure Sodium light with a two (2) foot arm and a Night Sky shield on a thirty (30) foot pole and would be set by the entrance sign to light up the sign. A transformer would be installed on the existing pole that is on the opposite side of the development road and an underground line would be installed to the new light pole. The cost for the security light, underground facilities, transformer and light pole could go on a three (3) year Security Light Lease Agreement with a payment of \$16.50 per month. If you would like to reduce the cost on the light and pole to the standard rate of \$10.79 per month, you could pay for the transformer and underground facilities upfront as a Contribution in Aid of Construction. The cost of the upfront funds is \$1,140.00.
- 2) The option of a Meter Pedestal would place the pedestal behind the sign. This would allow you the ability to light up the sign however you see fit. A transformer would be installed on the existing pole that is on the opposite side of the development road and an underground line would be installed to the new meter pedestal. San Isabel Electric will furnish the meter base for the pedestal but an electrician would need to build the pedestal and obtain the proper permits and inspections from Pueblo Regional. The cost for this option is \$2,500.00 and could be paid for upfront or put on a Permanent Service Agreement with a monthly payment of \$62.50 for a term of sixty (60) months with a two and one-half (2½) percent interest rate. With this payment you will receive an equivalent amount of Kilowatt-Hour usage.

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- 3) A third option, if you would like to reduce your cost with San Isabel Electric, instead of placing the meter pedestal behind the sign you could place it ten (10) feet away from the existing pole. This would cost \$1,790.00 upfront or a monthly payment plan of \$44.75. With this option you would need to supply, and backfill, the thirty-six (36) inch deep trench from the pole to the pedestal. This keeps San Isabel from mobilizing trenching equipment for such a short distance and ultimately lowering your cost. The meter pedestal is where San Isabel's liability ends so you would be required to do any trenching and installation of wires from the pedestal. This would follow under Pueblo Regional's jurisdiction.

With options 2 or 3 a \$60.00 Meter Deposit will be required along with a \$20.00 Connect Fee.

If you proceed with any of the above options an Easement will need to be signed. The signers agree to the property belonging to the Home Owners Association and have the right to grant permission to San Isabel Electric to install its facilities at this location.

Please note that the prices quoted are guaranteed for thirty (30) days from the date of this letter, after which they become subject to review and possible revision due to changes in the cost of construction.

Please be advised that these costs are contingent upon the meter entrance location or security light pole location which was mutually agreed upon. Any changes to the agreed upon locations will result in an increase to the costs, and will need to be paid prior to construction beginning.

If you have any questions, or we can be of further assistance, please contact this office.

Sincerely,

Rex Allen
Engineering Technician
SAN ISABEL ELECTRIC ASSOCIATION, INC.
1-719-647-6274 (Direct)
Email: rex.allen@siea.com

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RCR Newton Property Owner Association Inc.
2013 Budget
January through December 2013

Accrual Basis

	Jan - Dec 13
Income	
Annual Assesment	23,500.00
APPLIED FUNDS from Res. Account	
EXPENSES Funded by Res. Account	3,500.00
Front Entrance East	6,533.20
Total APPLIED FUNDS from Res. Account	10,033.20
Total Income	33,533.20
Expense	
ADMINISTRATION	
Annual Meeting	350.00
Filing Fee	10.00
Insurance	388.00
Newsletter + Meeting Handout	120.00
POA New Checks	0.00
Seminar	0.00
Website Hosting	85.00
Total ADMINISTRATION	953.00
EXPENSES Funded by Res. Account	
Bad Debts	50.00
Bulleting Board	50.00
Cow Guard Maintenance	100.00
Mileage for Association	400.00
Peripheral Fence Repair	500.00
POA Claim of Lien	200.00
Security Light Front Entrance	1,000.00
Website Maintenace	1,200.00
Total EXPENSES Funded by Res. Account	3,500.00
OFFICE SUPPLIES	
3 ring divider/forms	20.00
File-CDRW-Q.B.	25.00
Paper& Envelope	60.00
Postage	80.00
Printing Ink	90.00
Total OFFICE SUPPLIES	275.00
PROFESSIONAL SERVICES	
Collection Services	380.00
Legal Fees	500.00
Total PROFESSIONAL SERVICES	880.00
ROADS MAINTENANCE	
Culverts - Maintenance	0.00
Ditches - Maintenance	500.00
Front Entrance Maintenance	700.00
Grading	5,000.00
Peck Creek Crossing	920.00
Road Base	3,000.00
Road Preventive Maintenance	9,000.00
Road Signs-Repair-Maintenance	200.00
Snow Removal	1,500.00
Vanessa Crossing	570.00
Total ROADS MAINTENANCE	21,390.00
SPECIAL PROJECTS	
Entrance Improvement East Side	6,533.20
Entrance Improvement West Side	0.00
Total SPECIAL PROJECTS	6,533.20
Total Expense	33,531.20
Net Income	2.00