

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 24, 2013, at Red Creek Volunteer Fire & Rescue 2579 Canyon Heights Rd. Pueblo, Co.

In 2012 it was brought to the Board of Directors (BOD) attention that the RCR-Newton POA, Inc. is a non-profit corporation that must file annual tax returns. Assessments are tax exempt, however, any other income (cattle grazing leases, advertising in newsletters) is taxable at a federal rate of 30% and a state rate of 4.7%. The 2013 BOD hired a CPA and upon his recommendation, has filed returns for the last 3 years paying both federal and state taxes and penalties.

In the latter half of 2012, the BOD voted to spend \$15,000 for 1.75 miles road reconstruction and grading. This decision was predicated on rain or snow to help a grader with reshaping ditches, rebuilding crown, and compacting the driving surface. The moisture never appeared. Therefore the assigned money was carried over for use in fiscal year 2013. The current BOD elected to have a professional road building company do the work. This included trucking in water to allow the road work to be performed. So far 3.5 miles of road and ditches have been reshaped, re-crowned, compacted and graded. Over 1350 tons of gravel has been spread on the rebuilt sections of road.

The sign at the front entrance to the ranch is complete and feedback has been positive. There is just a bit of fence work to be done on the east side.

The last few BODs have elected to use the federal cost of living increase (added to our base of \$150) to arrive at our annual assessment, rather than using a special assessment to provide additional road funds. The latest available figure (2012) indicates an increase of 1.7% which will make our 2014 assessment \$239 per lot.

An election for 3 directors will be held at this meeting. The term starts January 1, 2014 but new directors are encouraged to start attending BOD meetings for the remainder of the year.

Enclosed please find a copy of the 2014 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,

2013 Board of Directors

RCR Newton 2013 Annual Meeting Agenda

Items and Time Schedule

		TIME	minutes	
1.	Welcome <i>Opening remarks - Gary Kuzniar, President</i>	10:00	5	
2.	Fire Mitigation <i>RCV Fire & Rescue Chief</i>	10:05	20	
3.	Quorum count for voting <i>Proxy Presentation - Chani Owen, Secretary</i>	10:25	10	
4.	Road Report <i>Bob DeMarrais, Calvin Smith, Road Committee</i>	10:35	10	
5.	Treasurer Report <i>Bob DeMarrais- Review 2013 Budget Vs. Actual 2014 Common Assessment - Membership questions</i>	10:45	10	
6.	2014 Budget Presentation <i>Gary Kuzniar - Contingency Fund</i>	10:55	10	
7.	Budget Approval Process <i>Membership discussion and participation - Board</i>	11:05	10	
8.	Website <i>Status - Frank Lilley</i>	11:15	5	
9.	Election of three (3) Board members 2014 thru 2015 <i>Board - Nominations Acceptance of Nominations Voting for New Board members</i>	11:20	20	
10.	Open discussion <i>Membership discussion and participation</i>	11:40	20	
	Adjourn Annual Meeting	12:00	120	Tot. minutes

RCR Newton Property Owner Association Inc.
2014 Budget Overview

Revenue	
Annual Assesment	23,900.00
Contingency from 2013	2,300.00
Total Revenue	<u>26,200.00</u>
Expense	
2015 Contingency Fund	2,390.00
ADMINISTRATION	
Annual Meeting	350.00
Checking account fees	15.00
Filing Fee	85.00
Insurance	510.00
Newsletter + Meeting Handout	103.00
Website Hosting	84.00
Total ADMINISTRATION	<u>1,147.00</u>
MISCELLANEOUS ACCOUNTS	
Bulleting Board	50.00
Mileage for Association	100.00
POA Claim of Lien	150.00
Total MISCELLANEOUS ACCOUNTS	<u>300.00</u>
OFFICE SUPPLIES	
3 ring divider/forms/maps	51.00
Paper& Envelope	58.00
Postage	135.00
Printing Ink	98.00
Total OFFICE SUPPLIES	<u>342.00</u>
PROFESSIONAL SERVICES	
Collection Services	360.00
CPA review and tax prep	400.00
Legal Fees	500.00
Total PROFESSIONAL SERVICES	<u>1,260.00</u>
ROADS MAINTENANCE	
Culverts - Maintenance	500.00
Ditches - Maintenance	1,500.00
Front Entrance - Maintenance	100.00
Grading	11,250.00
Road Base	3,000.00
Road Preventive Maintenance	2,800.00
Road Signs-Repair-Maintenance	200.00
Snow Removal	1,411.00
Total ROADS MAINTENANCE	<u>20,761.00</u>
Total Expense	<u>26,200.00</u>
Balance	<u><u>0.00</u></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, August 24, 2013.

This proxy is valid for:

All Matters

2014 Budget

Election of Board Members.

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

Name: _____

Lot# /s: _____

Signature: _____

Date: _____