



The Ranch Meadow

Bugler

ESTES PARK, COLORADO

June 17, 2008

ISSUE NO. 25

Neighborhood Potluck Planned for Noon at Hydro Park

Budget Ratification, Election of Directors on Annual Meeting Agenda

WHEN THE RANCH MEADOW CONDOMINIUMS ASSOCIATION meets in its annual meeting on Saturday, July 5, 2008, owners will be asked to vote on two major items, and to give their opinion on two other items that the Board of Directors is considering for action during the coming year. The Annual Meeting will begin at 7 p.m. at the Estes Park Museum, 200 Fourth Street.

The proposed budget adopted by the Board at its May 15, 2008, meeting calls for adjustments in the monthly assessments, a slight increase in the contributions to Reserves, as well as a slight increase in the total anticipated income from monthly assessments.

The budget adopted by the Board calls for monthly assessments beginning January 1, 2009, of \$155 for both Duplex and Multiplex owners. The assessments are expected to produce a total of \$290,160 for the year, compared with \$281,640 for the current year, a 3% increase or \$8,520. Expenses for the year are set at \$178,125, compared with \$173,029 for the current year, an increase of approximately 2.94%.

Under the Board-adopted budget, the amount to be earmarked for Reserves for the year is \$112,035, compared with \$108,611 for the current year, an increase of approximately 3.1%.

After presentation of the Board-adopted budget by Gordon Slack, treasurer and chair of the budget committee, Slack will present a proposal to merge the budgets for the Duplex and the Multiplex units into one central budget labeled Ranch Meadow Condominiums Association budget. In past years financial reporting and budgeting for the Association has been categorized into a separate budget for each of the two types of residences.

AFTER THE MERGER PRESENTATION, owners will be given opportunity for questions, and afterward will be polled to get an “informal straw vote” of those present on the budgeting merger. The “informal straw vote” will be used as information for further discussions within the Board during the coming year. *(Please see Page 8 for a detailed article on the merger of accounts for Ranch Meadow Association).*

In other business, owners will be presented a slate of volunteers for positions on the Board of Directors. Under the Bylaws of the Association, four directors are elected for two-year terms in even-numbered years, and five are elected for two-year terms in odd-numbered years. Marlan Nelson, whose term ends this year, has resigned from the Board effective at the end of the current term because he is re-locating to Longmont, and two other directors whose terms expire this year (Suzy Blackhurst and Sonja Murphy) have indicated they will not serve another term.

Names that will be presented to the owners are Gordon Slack, incumbent; Karen McClure, Charles Hartman, and Jack Vaughan are being presented for a first term. Katrina Conland is a volunteer to replace Rebecca Conley, whose term expires in 2009. The other four will serve through 2010. Nominations can also be made from the floor on July 5.

In addition to the four positions open on the group whose terms will expire in 2010, a one-year opening will be filled. The one-year appointee will replace Rebecca Conley-Kirby who resigned earlier this year when her husband took a job in Salt Lake City.

THE BOARD ALSO PLANS TO DISCUSS the possibility of amending the Declaration on insurance coverage. The Declaration provides that the Association will provide “all-in” coverage, with owners’ insurance covering personal belongings. The discussion at the Annual Meeting will assess owners’ opinions on a change from “all-in” insurance coverage to “wall-board-out” coverage, as well as a change in insurance deductible from \$500 to \$2,500. A change in the Declaration for the Association would require several months to accomplish. After all notifications have been made, a ballot election would be necessary to make any change. Such an election under the Ranch Meadow Declaration requires that at least 67% of the owners approve the change before it could be enacted. ***(CONTINUED ON PAGE 5)***

For complete details on the neighborhood potluck, please see article on page 8 of this issue of The Bugler.

*Ranch Meadow Condominiums Association
Proposed Budget – 2009*

Item	Duplex	Multiplex	Total	Percent
Ordinary Income and Expenses				
Fee Income	\$63,240	\$226,920	\$290,160	
EXPENSES:				
Landscape Expense				
Landscape Contract	\$3,000	\$7,000	\$10,000	
Fertilization and Weed Control	\$300	\$700	\$1,000	
Repair & Replacement	\$2,100	\$4,900	\$7,000	
Sprinkler Repair/Replacement	\$1,500	\$3,500	\$5,000	
TOTAL Landscape Expenses	\$6,900	\$16,100	\$23,000	8.0%
Snow Removal	\$900	\$2,100	\$3,000	1.0%
Utilities				
Irrigation Water		\$1,400	\$1,400	
Domestic Water	\$6,213	\$22,287	\$28,500	
Sewer	\$8,938	\$32,062	\$41,000	
Electricity	\$44	\$156	\$200	
Total Utilities	\$15,195	\$55,905	\$71,100	24.5%
Administrative Expense				
Management Company	\$3,427	\$12,298	\$15,725	
Tax Prep	\$65	\$235	\$300	
Legal Fees	\$218	\$782	\$1,000	
Print, Mail, etc.	\$109	\$391	\$500	
Taxes	\$1,500	\$1,500	\$3,000	
Miscellaneous	\$218	\$782	\$1,000	
TOTAL Administrative Expense	\$5,537	\$15,988	\$21,525	7.4%
Insurance	\$7,080	\$24,420	\$29,500	
Insurance Claims	\$2,400	\$7,600	\$10,000	
TOTAL Insurance	\$9,480	\$30,020	\$39,500	13.6%
General Maintenance	\$6,000	\$14,000	\$20,000	7.0%
Total Expenses	\$44,012	\$134,113	\$178,125	61.3%
NET Ordinary Income	\$19,228	\$92,807	\$112,035	
Contribution to Reserves	\$19,234	\$92,807	\$112,041	38.6%
Number of Units	34	122	156	
Reserve/Unit/Month	\$47.12	\$63.39		
Monthly Assessment	\$155	\$155		
Current Assessment	\$170	\$145		
Percent Increase	-8.82%	6.89%		

Ranch Meadow Condominiums Association, Inc.

NOTICE

ANNUAL MEETING

**To Consider the 2009 Association Budget
and
To Elect Five Members to the Board of Directors**

**Date: Saturday, July 5, 2008
7:00 p.m.**

*Estes Park Museum
200 Fourth Street
Estes Park, Colorado*

Please plan to attend the Annual meeting of the Ranch Meadow Condominiums Association, Inc., to vote on the ratification of the 2009 Budget, and to elect five members to the Board of Directors. The meeting will be held at the time and place shown above. The meeting is being held in accordance with the legal documents of the Association.

The major items to be considered at the Meeting on Saturday, July 5, 2008:

Ratification of the Board-adopted 2009 Budget. A copy of the budget is printed on **page 2** of this issue of *The Bugler*. Quorum is required to ratify the budget, and the budget will be deemed ratified unless a majority of the units reject it.

Election of Five Members to the Board of Directors.

Other Items That Need to be Communicated to Owners.

If you are unable to attend the Saturday, July 5, 2008, meeting, please complete the proxy on **page 4** of this issue of *The Bugler* and give it to the person you are authorizing to vote for you. You can authorize the proxy to be cast by one of the Board members if you desire. **You must designate a specific person and not leave the space blank or open-ended.** The person designated must be at the meeting for your vote to be cast. The proxy must be signed and dated. Only those condominium owners who are current in their assessments will be allowed to vote. **If you would like to have your vote counted and will be unable to attend, please give your proxy to someone who will be attending.**

Proxy Vote Notification

Ranch Meadow Condominiums Association, Inc.
Association Management of Estes Valley
P.O. Box 315
Estes Park, CO 80517
FAX: 970-577-8881

I hereby authorize _____ to cast ballots on my behalf at the
(Print name of person on the above line)

July 5, 2008, Annual Meeting of the Ranch Meadow Condominiums Association, Inc. This proxy and appointment includes the right of the proxy to substitute a successor proxy and the right of the proxy to vote at all adjourned meetings of the Annual Meeting as currently scheduled.

Name

Signature

Address

Date

**NOTE: THIS PROXY MUST BE SIGNED TO BE VALID
and must be mailed or Faxed TO REACH a Board of Directors Member or
Association Management of Estes Valley by Thursday, July 3 , 2008, at 5 p.m.**

Budget Ratification, Election of Board Members-- CONTINUED FROM PAGE 1

In addition to the budget approval and election of five board members, the owners will hear updates from Marlan Nelson, president of the Association, and from Susan Albern of Association Management of Estes Valley.

All owners whose assessments and other charges are paid up to date are eligible to vote at the meeting. The Bylaws of the Association call for one vote for each ownership. Where more than one person owns a unit, the multiple owners must decide on one person to vote for that unit.

Owners who are unable to attend the meeting may cast proxy votes by submitting an application for Proxy Vote. The form for filing the application is printed on **page 4** of this issue of *The Bugler*. Owners can assign their proxy vote to another owner who will attend the Annual Meeting, or to a member of the Board of Directors. In all cases, the Proxy application must state the name of the person who is being delegated to vote in his/her place, be signed, and submitted to the Association Management of Estes Valley no later than 5 p.m., Thursday, July 3, 2008.

Unable to Attend Annual Meeting? File Proxy by July 3 to Cast Your Vote

While the Board hopes that all owners in the Ranch Meadow Condominiums Association will attend the Picnic and Annual Meeting on Saturday, July 5, it knows that it is not possible for some to be in town at this time of year.

However, the Board encourages all owners to take advantage of casting votes for the agenda items for the Annual Meeting, and that can be accomplished by filing a Proxy vote application with the Association Management of Estes Valley. A copy of the Proxy application is presented on pages 3 and 4 of this issue of *The Bugler*, or it can be obtained from the Association Management of Estes Valley, P.O. Box 515, Estes Park, CO 80517.

Proxy Vote forms must be completed and filed in time to reach the offices of the Association Management of Estes Valley by 5 p.m., Thursday, July 3.

Ranch Meadow Condominiums Association Calendar:

June 26 – Scheduled Mowing in Ranch Meadow.

July 1 – Monthly Assessments Due.

July 1, 5 p.m. – Deadline for reservations for Annual Picnic.

July 3, 5 p.m. – Deadline for Proxy Votes in Office of Assn. Management of Estes Valley.

July 5, – Noon – Beginning of the Third Annual Ranch Meadow Picnic: Potluck at Hydro Plant Picnic area on Fish Hatchery Road northwest of Estes Park. Food to be served beginning at 12:30.

July 5 – 7 p.m. – Annual Meeting at Estes Park Museum, 200 Fourth Street.

July 5 – Board of Directors Meeting to elect officers for the coming year; meeting to be held immediately after the Annual Meeting.

Plan now to attend the Ranch Meadow Potluck at noon on Saturday, July 5 at the Hydro Plant Picnic shelter on Fish Hatchery Road.

Board Amends Policy on Rules Enforcement by Adding ‘Repeat Violations’ Provision

At the May 15, 2008, meeting, the Board approved an amendment to the Association policy on enforcement of rules and regulations by adding a provision that “repeat violators” will be assessed penalty fines if they are issued a violation notice for the “same violation” within a 12-month period.

Under the general policy, an owner is given a “courtesy warning” at the point of the first violation and is given 10 days to correct the problem with no penalty fine assessed. However, under the policy as amended in the May 15, 2008, Board meeting, an owner who receives a “courtesy warning,” corrects the problem within the 10-day period but who violates the same policy at any time within the next 12-months, will be assessed a \$25 fine and given the 10-day period to correct the problem. If he/she fails to correct it within 10 days, an additional fine of \$50 will be meted out. If the violation continues, the owner’s Association account will be assessed an additional \$100 a month until corrective action has been taken. The policy became effective on May 16, 2008. Under all aspects of the policy, an owner who receives a violation notice may appeal to the Board for a hearing to determine if the assessment was warranted. No fines will accumulate during the period of the appeal.

Board Approves Amendment to Clarify Policy on Owner-Maintenance of Decks

The Board of Directors approved an amendment to Policy 16.2006 which specifies and clarifies an owner's responsibilities in maintenance of the deck railings and fascia boards. No change was made in the policy which assigns the full maintenance of the deck floor to the owner.

Clarifying information on owner-maintenance of decks is as follows:

P16:2006: Maintenance Responsibilities Assigned to the Condominium Unit Owner.

1. Decks and balconies, including rails, fascia boards, and supports, subject to approval of the Architectural Review Committee.

The following policy clarifications pertain to deck surfaces and deck vertical surfaces (fascia):

1. Deck flooring: Owners are responsible for maintaining Deck flooring. Sanding and painting (or staining) can be done at any time without Architectural Review Committee (ARC) approval. Structural changes such as replacing the deck surface timbers or substituting lifetime materials that require no painting or maintenance must be approved in advance by the ARC.

2. Vertical surfaces (fascia) of the deck and the top deck railing will be maintained (painted) by the Association as part of the regularly scheduled painting contract. An owner who chooses to paint at a time other than the regularly scheduled painting contract provided by the Association will be responsible for paying for the painting. Maintenance or replacement of fascia boards and/or the top deck railing is the responsibility of the unit owner. ARC approval is required for replacement of the fascia boards and deck railing.

3. Deck stairs painting will be done by the Association as part of the regularly scheduled painting contract. If an owner chooses to paint at a time other than the regularly scheduled Association painting contract period, the owner will be responsible for paying for the painting. Replacement of the stairs leading from the deck is the responsibility of the unit owner and the color must match the deck fascia (vertical boards). Staining is recommended. Replacement or addition of steps for the deck require ARC approval and is a maintenance responsibility of the unit owner.

Ranch Meadow Potluck Picnic Scheduled for Saturday, July 5

By Marcia Logan, Welcoming Committee Chair

Ranch Meadow's neighborhood picnic will be held on Saturday, July 5, 2008, at the Hydro Plant picnic shelter beginning at 12 noon. Serving will start at 12:30. The picnic shelter is a beautiful, peaceful area next to the Fall River and is located 5.4 miles west of town.

The Hydro Plant Picnic shelter is located northwest of Estes Park. To reach the area, go from the Ranch Meadow entrance (Lakefront and Hwy 34/Big Thompson Ave), proceed west via Highway 34. At the stop light at the junction of Highway 34 and Highway 36 (by McDonald's), turn right and follow Highway 34 (Wonderview Ave / Fall River Road) toward Rocky Mountain National Park for 4.4 miles to Fish Hatchery Road. There will be a sign for the Museum just before that intersection. Turn left onto Fish Hatchery Road and travel 1 mile. You will pass the United Methodist Church (on your right), the Harmony Foundation campus and the cemetery (on your left). Immediately past the cemetery and before you cross over the bridge, on your left is the road to the parking area above the picnic shelter. There will be signs posted and a person to direct you to the parking area, which is about ¼ mile up the road.

THIS YEAR'S PICNIC WILL BE TOTALLY POTLUCK, so please bring a dish to share that will serve 6 to 8 people. There won't be any assigning of food categories so you are free to make whatever type of dish you would like – we'll enjoy whatever people bring. It would help for planning purposes to have an estimate of the number of people planning to attend, **so please RSVP to Marcia Logan, (970) 586-9194 by July 1.**

The Association will provide plates, napkins, silverware, tablecloths, and nametags. Please bring your dish to share, serving pieces if necessary, and your own drinks (no alcohol please). Also, please leave pets at home. If you have guests for the 4th of July weekend, they are welcome to attend. All we ask is that you augment your potluck dish somewhat to account for extra people.

THE PICNIC SHELTER HAS ABOUT 14 PICNIC TABLES and is under cover so we'll be in shade and protected from any inclement weather. There is a vault-style restroom on site but there is no water available. There is also electricity available for crock-pots. If you want to sit in the sun, bring your lawn chairs along, as there is a beautiful meadow at the site.

If anyone has concern about, or trouble walking down or back up a short hill from the parking lot to the picnic shelter, there is level access to the picnic area via a footbridge from the Hydro Plant Museum side. This site can only be used for drop-off and pick-up. You will have to park in the picnic shelter parking lot. There will be picnic committee people available to help anyone needing assistance to get to and from the Hydro Plant Museum. Just inform the person at the parking road entrance. Questions? Call Marcia Logan, 586-9194.

Five Multiplexes Sold During January 1-May 31, 2008

A total of five multiplex units changed ownerships during the period from January 1 to May 31, 2008, and the average price per unit was \$261,200. The price range for the five units was from \$247,500 to \$279,000.

The five units represented a total of 7,732 square feet, and the average selling price per square foot was \$168.91. The range of selling price per square foot was \$158.05 to \$207.28. The total selling price for the five units was \$1,306,000.

According to the Larimer County Assessor's "actual market value" used for setting property taxes for the year 2007, payable in 2008, the value of the five units sold in 2008 was \$1,231,500, which shows that the properties sold for 5.7% higher than the market value set by the Assessor. The range of Assessor-reported market values was \$232,000 to \$263,000.

The Assessor-reported "market value" price per square foot for the five units sold in 2008 was \$159.27, compared with the average selling price of \$168.91.

Three Owners Check Condominiums for Touch-Up Paint Maintenance

Three Ranch Meadow owners, who are also members of the Board of Directors, spent about three hours recently to check all of the condominiums in the community and report to the management company the units and the areas on the buildings that need "touch-up" painting.

The information recorded in the walk-around check by the volunteers will be added to the requests that were filed by owners with the management company in response to the form published in the April issue of *The Bugler*.

The evaluations were made by Marcia Logan, Mary Louise O'Neil and Marlan Nelson.

Clean-up Day for Ranch Meadow Scheduled for Saturday, June 21

A volunteer crew of Ranch Meadow owners will don their work clothes, take up trimming tools, shovels and other assorted gardening equipment on Saturday, June 21, to "spruce up" the neighborhood. The group will gather at 9 a.m. on the street in front of 1425 Raven Circle and take up assignments for the day.

Response from owners to the recently-sent Email announcing the need for "spring garden clean-up" has been great, and there should be a large enough work-force to complete the work in a few hours. Any owner in the community is invited to join the work crew on June 21.

RANCH MEADOW CONDOMINIUM OWNERS ASSOCIATION DIRECTORY

Suzy Blackhurst, 1620 Raven Circle, telephone 586-4104.

Charles Coffey, 1437-I Raven Circle, telephone 635-0814. [Vice President].

Marcia Logan, 1360-C Raven Circle, telephone 586-9194. [Secretary]

Sonja Murphy, 1519-F Raven Circle, telephone 577-9958.

Marlan Nelson, 1442-I Raven Circle, telephone 577-9875. [President].

Mary Lou O'Neil, 1437-G Raven Circle, telephone 586-4311.

Gordon Slack, 1535-B Raven Circle, telephone 577-1472. [Treasurer].

Eric Waples, 1519-H Raven Circle, telephone 577-1827. [Landscape Chair].

Gene Whannel, Ranch Meadow Representative, Association Management of Estes Valley. The Person to Call to report a problem. Telephone: 577-0515.

Mailing Address: P.O. Box 315, Estes Park, CO 80517.

Here's Schedule for Neighborhood Mowing for Summer 2008. . . Three more mowings are scheduled for the Ranch Meadow Condominiums Association for the summer 2008. The first mowing was completed on Saturday, June 7. Under the contract for the summer, the crew from Berthod will be in the neighborhood every three weeks with each cutting scheduled for Thursday.

The schedule is as follows: Thursday, June 26; Thursday, July 17, and Thursday, August 7.

If need arises, a late-August mowing will be scheduled, but based on the past two years, it is highly unlikely that a late-August cutting will be necessary.

Owners to Hear Proposal for Merging Ranch Meadow Accounts

By GORDON SLACK, Treasurer

Treasurer Gordon Slack will present a proposal to the membership to merge the Multiplex and Duplex accounting at the annual meeting July 5. This includes merging the two separate reserve accounts. Merging will simplify accounting, budgeting, and investing of the reserve funds.

Ever since the builder turned the finances over to the Association, separate accounts have been maintained for the Multiplex and Duplex units. Separate accounts have been maintained for eleven years, and that history indicates that there is no valid reason for maintaining two separate accounts. The separation is a legacy from the builder when he set the original assessments at \$720/yr. for multiplex and \$1,320/year for duplex units.

In the past, actual expenses have been split as accurately as possible. Some expenses can be directly split based on usage such as water and building repairs. Some expenses are allocated evenly to all units such as management fees, legal and accounting expenses, and other overhead expenses. Insurance has been split on the basis of square footage, since that is the basis used by the insurance company. Landscape expenses have been allocated on an arbitrary 70/30 split. Arbitrary splits have been used for budgeting, but actual expenses are allocated as accurately as possible.

THERE ARE SOME DIFFERENCES IN EXPENSES BETWEEN Multiplex and Duplex units, but they are minor. Insurance rates are based on square footage, so larger units do get a slight break. The duplexes all have sprinkler systems which require water and maintenance, but the entire community benefits from a nice appearance. There are also some minor differences between the asphalt that needs to be maintained and exterior surface area that needs to be painted. The reality is that the differences aren't sufficient to justify keeping two separate accounts.

There is no practical way to make things 100 percent "fair" between Multiplex and Duplex units or between any two units for that matter because (a) some units have sprinklers and some do not; (b) some owners live here all year and some are here for only a few weeks; (c) some have a great view and some don't; (d) units sizes range from 1,346 square feet to 2,126 square feet based on county records; (e) some of the Multiplex units are actually larger than some of the Duplex.

Under the change there will be no direct immediate impact on owners of Multiplex or Duplex units. The way that this year's proposed budget worked out was that the two assessments are equal. The biggest change will be to merge the two reserve accounts. If they are not merged now, it is probable that the Multiplex assessment will continue to go up for a while and the Duplex assessment will stay the same or may even decrease. The reason is that the builder set the original Duplex assessment about right and the Multiplex assessment was set way too low. The Duplexes got a head start on building a reserve account. Meanwhile the Multiplex assessments were so low that the Association was forced to dip into the Multiplex reserve account in 2003 to cover current expenses. The current balances in the two reserve accounts are \$146,742 for the Duplexes and \$181,666 for the Multiplexes which works out to \$4,316 and \$1,489 per unit, respectively. After the merger, each one of the 156 units will have an equal share of the Reserve Fund.

The proposal that will be presented to the Association membership is to merge the two reserve funds, combine the accounting, and equalize assessments beginning with the 2009 fiscal year. These changes cannot be made until 2009 because the 2008 budget was approved by the board and ratified by the members at the 2007 annual meeting.

Maintenance Message Board Now Available for Ranch Meadow Property Owners

Ranch Meadow Owners can submit maintenance requests through the internet by using a special bulletin board for communication to Association Management of Estes Valley.

To submit a message to the management company, please follow the procedures listed below:

1. Log on to the internet and type in www.ranchmeadow.com, and on the first page, scroll down to center column labeled "Association Management" and click on it.
2. On the second page scroll down to "Problem Needing Action?" and flick on "Assoc. of Estes Valley Management Message Board."
3. The page will give you several choices: to post a message, click on POST.
4. The form that comes up will ask for a Short Message Title, and the Text of the Message.
5. You will be asked for a PASSWORD. Each individual makes up his or her own PASSWORD which can be 1 to 8 characters in length.
6. Type in your Name.
7. Type in your email address.
8. Submit the message. After the message has been filed with the management company, an owner sending the message can go back to the website and follow the progress of his/her request. Owners can also still call the management company at 577-0515 to report maintenance and other problems.