



The Ranch Meadow

Bugler

ESTES PARK, COLORADO

May 23, 2007

ISSUE NO. 19

Neighborhood Picnic Planned Before Owner Gathering

Budget Ratification, Directors Election on Tap for July 7 Meet

MEMBERS OF THE RANCH MEADOW CONDOMINIUMS ASSOCIATION will vote on two major items—the 2008 Association budget, and election of five members for the Board of Directors—at the annual Owners Meeting scheduled for 7 p.m. Saturday, July 7, at an outdoor session to be held on the open area just west of 1425 Raven Circle. A neighborhood picnic will precede the Annual Meeting with food to be served at 6 p.m.

All Ranch Meadow residents are invited to the picnic. Those joining their neighbors for the meal are asked to bring a dish to share (salads, side dishes, appetizers, relish trays, etc.), and their own drinks, with a request of no alcohol, please. The Association will provide the main dish, and the Welcoming Committee of the Association will furnish the desserts.

The budget adopted by the Board at its May 3, meeting (**a copy is reproduced on page 2 of this issue of *The Bugler***) calls for renewed efforts to increase the Reserves for the Multiplexes and Duplexes. Current projections indicate that the Reserve funds for the Duplex units is funded adequately, but current projections indicate that the Reserves for the Multiplex units need to be increased. In an effort to “bolster” the Multiplex Reserve funds, the Board concluded it was necessary to raise monthly assessments for Multiplex owners from \$135 to \$145 a month. At the same time, administrative and landscape expenses were trimmed.

Because the Duplex owners’ assessments during the past three years have been approximately 30% more than those for the Multiplex owners, the Board’s budget leaves the duplex 2008 monthly fee at \$170.

(Please see BUDGET RATIFICATION, Page 5).

(For an in-depth discussion of the role of the Reserve Accounts in the management of the Association, please see page 6).

Five Board Members to Be Elected at July 7 Annual Meeting

Five members of the Board of Directors for the Ranch Meadow Condominiums Association will end their terms this year. All are eligible to file for another two-year term.

Any owner interested in being a candidate for the Board should file his or her name and notice of interest with the Association Management of Estes Valley, P.O. Box 315, Estes Park, CO 80517, or contact a member of the current Board to discuss the matter.

Under the Bylaws of the Association, five members are elected in odd-numbered years, and four are elected in even-numbered years. Those whose terms will expire this year are Bob Addleman, Bob Butler, Chuck Coffey, Marcia Logan, and Eric Waples. All incumbents, except Bob Addleman, have indicated they are willing to serve another term.

Board members and their telephone numbers are as follows:

Gordon Slack, president, 577-1472; Chuck Coffey, vice president, 635-0814; Marlan Nelson, secretary, 577-9875; Bob Addleman, treasurer, 223-4101; Suzy Blackhurst, 586-4104; Bob Butler, 586-0301; Marcia Logan, 586-9194; Bob Nagle, 586-9422, and Eric Waples, 577-1827.

*Ranch Meadow Condominiums Association
Proposed Budget – 2008*

Item	Duplex	Multiplex	Total
Ordinary Income and Expenses			
Fee Income	\$69,360	\$212,280	\$281,640
EXPENSES:			
Administrative Expense			
Office Expense	\$218	\$782	\$1,000
Postage and Delivery	\$0	\$0	\$0
Professional Fees	\$262	\$938	\$1,200
TOTAL Adm. Expense	\$480	\$1,720	\$2,200
Insurance	\$9,445	\$29,908	\$39,353
Landscape Expense	\$7,500	\$17,500	\$25,000
Management Fees	\$3,264	\$11,712	\$14,976
Miscellaneous	\$150	\$350	\$500
Building Repairs	\$6,000	\$14,000	\$20,000
Utilities			
Sewer	\$8,938	\$32,062	\$41,000
Water	\$6,104	\$23,896	\$30,000
Total Utilities	\$15,042	\$55,958	\$71,000
Total Expenses	\$41,880	\$131,149	\$173,029
Total Ordinary Income	\$27,480	\$81,231	\$108,611
Contribution to Reserves	\$27,480	\$81,131	\$108,611

Proposed Budget for 2008*

Per Unit	Ann. Fee	Adm.	Insur.	Land- scape	Mgmt.	Misc.	Re- pairs	Util- ities	Re- serves
Duplex	\$2,040	\$14	\$278	\$221	\$96	\$4	\$176	\$442	\$808
	Percent	0.7%	13.6%	10.8%	4.71%	0.22%	8.65%	21.7%	39.6%
Multiplex	\$1,740	\$14	\$245	\$143	\$96	\$3	\$115	\$459	\$665
	Percent	0.8%	14.1%	8.24%	5.52%	0.16%	6.60%	26.4%	38.2%

Approved Budget for 2007*

Per Unit	Ann. Fee	Adm.	Insur.	Land- scape	Mgmt.	Misc.	Re- pairs	Util- ities	Re- serves
Duplex	\$2,040	\$58	\$393	\$195	\$126	\$13	\$141	\$417	\$698
	Percent	2.8%	19.2%	9.5%	6.2%	0.6%	6.9%	20.4%	34.2%
Multiplex	\$1,620	\$58	\$272	\$127	\$126	\$9	\$92	\$433	\$505
	Percent	3.6%	16.8%	7.8%	7.8%	0.5%	5.7%	26.7%	31.1%

*Costs listed in these tables represent the cost per multiplex or duplex unit for the calendar years.

Ranch Meadow Condominiums Association, Inc.

N O T I C E

ANNUAL MEETING

**To Consider the 2008 Association Budget
and
To Elect Five Members to the Board of Directors**

**Date: Saturday, July 7, 2007
7:00 p.m.**

*In the Open Space west of 1425 Raven Circle
in the Ranch Meadow Community
Estes Park, Colorado*

Please plan to attend the Annual meeting of the Ranch Meadow Condominiums Association, Inc., to vote on the ratification of the 2008 Budget, and to elect five members to the Board of Directors. The meeting will 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 7, 2007:

Ratification of the Board-adopted 2008 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.

If you are unable to attend the Saturday, July 7, 2007, 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 July 7, 2007, 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 Friday, July 6, 2007, at 5 p.m.

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

During the past two years (since the Board contracted with Association Management of Estes Valley), there has been a renewed effort to refine the Reserve for Maintenance and Replacement of property funds so that sufficient money will be on deposit at all times to cover anticipated expenses in the coming years.

At the annual meeting in 2006, Susan Albern, CEO of Association Management of Estes Valley, went through the Reserve Projection database she had developed. At that time, in response to a question from some owners as to whether the projects were reliable for future needs, she said, "I have confidence in all of the projections, except for the costs for asphalt maintenance and replacement." She pointed out that she was at that time working with an asphalt company to review asphalt costs and to work the results of her new research into the projection database.

ADDITIONALLY, SINCE THE 2006 ANNUAL MEETING, the Board added maintenance and replacement for sidewalks leading up to units, and the exterior entry stairs at 1555 Raven Circle to the Association's responsibilities. Initially, the Board's attorney said that maintenance of the sidewalks and exterior stairs was the responsibility of the individual owner. But after he reviewed both the Declaration and the site maps for the community, he advised the Board that the Declaration assigns maintenance of sidewalks and exterior entry stairs to the Association. This decision, of course, added two more items to the list that had to be maintained and replaced out of Reserve Funds.

In researching the status of Reserve Funds, the Board also renewed an earlier question of management of the community: How should the Reserve Funds for the two types of condos at Ranch Meadow be divided so that each group of owners "pays its fair share" into the Fund? The conclusion was that "equity" would be achieved if each of the groups held Reserves approximating the proportion of units in each group. The community is comprised of 156 condo units; 34 Duplexes, and 122 Multiplexes. The "fair share" should, therefore, approximate the percentage each group is of the "whole." The Board will continue discussions and refining of this aspect of the Association's management in the coming year.

In addition to the budget approval and election of five board members, the owners will hear updates from Gordon Slack, 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., Friday, July 6, 2007.

Lease Agreements Required to be Filed With Association by Condominium Owners

The developer of the Ranch Meadow Condominiums, following Colorado laws in effect when the papers were filed creating the Association in 1997, put a requirement in the Declaration (protective covenants) that owners of units in Ranch Meadow could lease their units provided that the term was for at least six months, for single-family occupancy, and provided that the owner filed a copy of each lease agreement with the Association.

Units in the community that are leased have been identified, and work is now beginning to contact all owners with leased condominiums to notify them that the Association will begin enforcing the Declaration clause effective immediately.

Owners affected are requested to send or have their agent send a copy of the leases to the Association Management of Estes Valley, P.O. Box 515, Estes Park, CO 80517.

Reserve Accounts Key to Maintaining Highest Market Value for Units

WHEN A PROSPECTIVE BUYER FOR ONE OF THE CONDOMINIUMS in Ranch Meadow files an application for a loan, a major item evaluated by the lending institution is the "Status of the Reserves" for the property.

Reserves are the "pay-as-you-go" funds that are transferred each month from the Association's assessment fee income and set aside in a special interest-bearing account to be used for maintenance and replacement work on the property that fall under the Association responsibilities listed in the Declaration.

Funds for the Reserves are set aside to cover short- and long-term maintenance and replacement of the roofs, the skylights, the trim and body paint, and siding of the buildings. The funds are also set aside to cover the cost of maintaining and replacing the irrigation system, maintenance of the sealcoat and asphalt areas maintenance, (except for the driveways in front of each garage,) the concrete sidewalks leading up to the individual units, the exterior entry stairs at 1555 Raven Circle, and the gutters and downspouts. Prudent management of funds for the community calls for assessing owners a sufficient amount each month so that all day-to-day expenses are covered and so that owners are "paying on a schedule" to fund projects that are essential to maintaining the highest level of market value for the units.

IF SUFFICIENT FUNDS ARE NOT ASSESSED on a "pay-as-you-go" basis, when major items such as the roofs, siding, asphalt, and concrete have to be repaired or replaced, usually the Board is required to make a special assessment for each owner to cover the costs. Special assessments are not welcomed by most owners because they may mean that each owner will have to come up with a one-time payment of several thousand dollars.

In the final analysis, "pay-as-you-go" Reserve funds can be an owner's "ace-in-the-hole" when it comes time to sell a condo. When Condo properties are "underfunded," it is easy for a prospective buyer to see that maintenance and replacement of structures have been neglected. The buyer then either decides that he/she cannot afford to "take on" the financial obligation to bring the property up to standards within the rest of the community, or, he/she sees the property as "somewhat rundown" and then makes offers much below the asking price. But with adequate Reserves, properties can be kept in "tip-top" condition and garner top market price.

A check with Association groups in Estes Valley shows that even with the proposed rate of \$145 a month for Multiplexes for the coming year, the fees are in line with assessments for comparable properties here. The average for Estes Park is approximately \$146 a month.

Utility Companies Give Warning to RM Owners to 'Call Before You Dig'

Utility companies statewide this week issued a safety warning to all residents as spring comes to the Rockies: "Call Before You Dig!"

That's the message from the utility companies to remind residents that many electrical, water, gas, cable, and telephone lines are buried in the grounds around Ranch Meadow condos – sometimes not very deep – and failure to locate them before one digs may cause serious injury if one of the lines is hit by a shovel or other digging utensil.

The Utility Notification Center of Colorado (telephone 1-800-922-1987) after receiving a call will send an employee to the individual's address to mark off the various buried lines. Calls for this service should be made at least 3 days before one plans to do any digging.

-----Please Clip and Mail-----

Owners Asked to Check Paint Trim, Report Problems to Management Co.

Owners have been asked by the Board to check the condition of the trim paint on their units and report any problems to Gene Whannel, Association Management of Estes Valley, P.O. Box 315, Estes Park, CO 80517.

Please complete and return this form to the Management Company:

Name of Owner _____ Address of the Unit _____

The Trim on my unit needs to be painted _____; The Trim on my unit is in good condition _____.
Telephone Contact Number: () - _____.