

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
JANUARY 12, 2015**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:34 p.m. on January 12, 2015 at the Creekside Recreation Center. Present were: Directors O'Connor, Denny, Engle, Pritchard and Castillo, along with Jessica Moser and Mark L. Eames, PCAM with PCMS.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**CONSENT AGENDA**

Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the following consent agenda items as presented:

- a. Record of Proceedings for September 8, 2014
- b. December 31, 2014 unaudited financial report
- c. 2015 Legal Services - Basic Retainer and Risk Share Fee Programs

**OFFICER AND COMMITTEE REPORTS**

Nomination and Election of Officers: The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2015:

RJ O'Connor	President
Bill Denny	Vice-President
Maggi Pritchard	Secretary
Omar Castillo	Treasurer

A motion was made, seconded and without public comment unanimously passed to close nominations and to elect the above-listed Board members for the 2015 Officers.

**LEGAL UPDATES**

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community.

Homeowner Request: Homeowner at 12511 Venable Creek Street sent in a written request to remove penalties that have been assessed against their lot regarding their violation of the parking covenants. Upon review, a motion was made, seconded and without public comment, unanimously passed to place \$75.00 in parking fines in abeyance for a period of six months and if no further violations occur, the fines will be permanently removed from the account.

Homeowner Request: Homeowner at 19199 E. Creekside Drive sent in a written request to remove penalties that have been assessed against their lot regarding their violation of the parking covenants. Upon review, a motion was made, seconded and without public comment, unanimously passed to deny the request based on the correspondence provided by the tenants of the home.

Homeowner Request: Homeowner at 18927 E. Creekside Place sent in a written request and was in attendance at the meeting to request that the penalties that have been assessed against their lot regarding their violation of the parking covenants be removed. Upon review, a motion was made, seconded and without public comment, unanimously passed to place \$25.00 in parking fines in abeyance for a period of six months and if no further violations occur, the fines will be permanently removed from the account.

**COMMITTEE REPORTS**

Architectural Committee: The Board reviewed the slate of proposed pre-approved roofing colors due to several of the colors/materials on the previous list being discontinued. A motion was made, seconded and without public comment unanimously passed to approve Owens Corning Driftwood and GAF in Barkwood and tabled the Owens Corning in Estate Gray until the Board can view an actual sample of the product.

Parking Advisory Committee: No official report.

**MANAGEMENT REPORT**

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants. The complaints received in the past month regarding the Association's trash service contractor were also reviewed with the Board.

### HOMEOWNER HEARING

Homeowners at 19538 E. Elk Creek Drive were in attendance for their hearing regarding their violation of the parking covenants. The owners indicated that there are eight members of their household and currently there are six vehicles with only four parking spaces. The owners noted that the parking issue should be resolved in about one and a half years based on some of the children moving out of the home during that time frame. The Board of Directors suggested that the owners apply for a parking variance and noted that they would take this matter into consideration when the owners re-apply in six months for a renewal of their variance.

### NEW BUSINESS

Homeowner Member Public Comment: There were several owners in attendance to discuss the parking covenant for the community and that they feel the covenant is too strict and would like to look at getting the covenant changed. The Board fielded several questions and provided historical information to the owners in attendance of how this process works, what has been done in the past and what it would take to get the covenant changed. Another topic of discussion were concerns about people speeding on Nate and J. Morgan Blvd and what can possibly be done to try and get the Town of Parker involved in looking at adding speed bumps, crosswalks, or something that might slow people down on the main arterials in the community. Concerns were also expressed regarding the amount of ice that builds up around the mailbox areas and what might be done to try and gain the Town's assistance in keeping those public right-of-way clear.

### ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was scheduled for the 9<sup>th</sup> day of March 2015, at 5:30 p.m. at the Creekside Recreation Center.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 9<sup>th</sup> day of March 2015.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
MARCH 9, 2015**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:34 p.m. on March 9, 2015 at the Creekside Recreation Center. Present were: Directors O'Connor, Denny, Engle, and Pritchard, along with Jessica Moser and Mark L. Eames, PCAM with PCMS.

As a special notation, the Board of Directors would like to extend their congratulations to the Castillo family for the arrival of their new daughter.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**CONSENT AGENDA**

Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the following consent agenda items as presented:

- a. Record of Proceedings for January 12, 2015
- b. December 31, 2014 and January 31, 2015 unaudited financial report

**OFFICER AND COMMITTEE REPORTS**

**LEGAL UPDATES**

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community.

**COMMITTEE REPORTS**

Architectural Committee: The Board reviewed the slate of proposed pre-approved roofing colors due to several of the colors/materials on the previous list being discontinued. A motion was made, seconded and without public comment unanimously passed to approve Owens Corning Estate Gray.

Parking Advisory Committee: Homeowners were in attendance to discuss the proposed changes they provided to the parking covenants. After a lengthy discussion, it was noted that management would contact the Associations legal counsel to see if any of the suggested additions/changes provided by the owners in attendance could possibly be added as a policy that the Board might be able to adopt rather than looking at changing the actual covenants.

**MANAGEMENT REPORT**

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants. The complaints received in the past month regarding the Association's trash service contractor were also reviewed with the Board.

**UNFINISHED BUSINESS**

Mailbox Relocation Discussion: At the January meeting, Director Engle requested that the Association look at what options they may be regarding the ice build up that occurs at the mailbox areas in Filing 3. The majority of the mailboxes in Filing 3 are located on the sort side of the street and are usually shielded by a privacy fence which creates a problem with snow/ice melting that creates an unsafe area in front of the mailboxes. Management provided information obtained to look at relocating the boxes in the Filing 3 area to J. Morgan Blvd as that would be the only potential location that the boxes could be moved to. Director Engle was not in favor of looking at moving the mailboxes to J. Morgan, but asked if management could obtain a quote from the Districts landscape contractor to provide snow removal services at the mailbox areas for the Boards review and consideration as an alternative option to try and help with this problem.

**NEW BUSINESS**

Homeowner Member Public Forum: There were not any homeowners in attendance for the public forum portion of the meeting.

**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 11<sup>th</sup> day of May 2015, at 5:30 p.m. at the Creekside Recreation Center.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 11<sup>th</sup> day of May 2015.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
MAY 11, 2015**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:32 p.m. on May 11, 2015 at the Creekside Recreation Center. Present were: Directors O'Connor, Denny, Engle, Castillo and Pritchard, along with Jessica Moser and Mark L. Eames, PCAM with PCMS. There were four homeowner members in attendance for the meeting.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**CONSENT AGENDA**

Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the following consent agenda items as presented:

- a. Record of Proceedings for March 9, 2015
- b. April 30, 2015 unaudited financial report

**OFFICER AND COMMITTEE REPORTS**

**LEGAL UPDATES**

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community. Legal counsel noted that the home on Bonney Street that is being foreclosed needs work done to have the lot cleaned up. Upon review, motion was made, seconded and without public comment unanimously passed to approve a cost not to exceed \$500.00 to have the Districts landscape contractor provide a general clean up of the lot including mowing and debris removal as soon as possible. It was noted that this process will likely need to be coordinated to have a police officer present while the work is being done.

**COMMITTEE REPORTS**

Architectural Committee: No official report.

Homeowner Variance Request to Maintain Chicken Coop on Lot: The owner at 13095 S. Bonney Street was in attendance to request a variance to maintain the unapproved chicken coop that has been installed on their lot. Based upon the information presented along with a review of the Association's covenants and the Town of Parker's ordinance regarding keeping chickens on a lot, a motion was made, seconded and without public comment, unanimously passed to deny the variance request and provide the owner until August 30, 2015 to either have the coop portion removed from the lot or to have the approved modifications made to it per discussion at the meeting.

Parking Advisory Committee: No official report.

**MANAGEMENT REPORT**

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants. Mr. Eames reviewed a complaint from an owner in the community regarding a neighbors commercial vehicle/van that is being parked on the driveway on E. Creekside Drive. This matter was tabled pending further clarification from legal counsel regarding the definition of a "small van". Mr. Eames also provided an update to the Board of Directors regarding the Town of Parkers decision that a flashing speed limit sign cannot be added in the community.

**UNFINISHED BUSINESS**

Gang Mailbox Discussion: Mr. Eames provided an update to the Board of Directors regarding a request from the U.S. Postal Service to have the Association look at replacing all gang mailboxes in the community. If this is something that the Association will be required to do, the Association would also like to look at relocating some of the boxes where the ice accumulation occurs each winter to a better location.

## **NEW BUSINESS**

Homeowner Request for Portable Basketball Hoop Variance: Homeowners at 19079 E. Elk Creek Drive requested a variance to maintain their portable basketball hoop in the treescape area at a neighbors home due to the amount of use the hoop gets on their street, etc. After a lengthy review, a motion was made, seconded and without public comment unanimously passed to deny the request for a variance and that the portable basketball hoop must be stored in compliance with the Community-wide Standards document when it is not in use.

Homeowner Request to Remove Penalties: Homeowners at 12716 Henson Creek Street submitted a request to remove a \$25 penalty that was applied against their lot regarding their trash cans being stored outside of their home/garage. Upon review, a motion was made, seconded and without public comment, unanimously passed to place the \$25 penalty in abeyance through December 31, 2015 provided that there are no further violations. If it is found that the trash cans are being stored outside, the penalties could be reapplied against the owners lot.

Homeowner Member Public Forum: There were four homeowners in attendance for the open forum portion of the meeting who had general questions and comments regarding people speeding on Nate, the amount of vehicles being stored on J. Morgan and a complaint regarding a home allegedly in foreclosure on Capital Creek Street.

Executive Session: Upon motion duly made, seconded and unanimously carried with no public comment, pursuant to CRS24-6-402(4)(b); the Board recessed the meeting into executive session for the purpose of discussing potential legal issues and obtaining advice. Following the executive session, the Board resumed the meeting, noting that no actions had been taken in the executive session.

## **ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 13<sup>th</sup> day of July 2015, at 5:30 p.m. at the Creekside Recreation Center.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 13<sup>th</sup> day of July 2015.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
JULY 13, 2015**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:32 p.m. on July 13, 2015 at the Creekside Recreation Center. Present were: Directors O'Connor, Denny, Engle, and Pritchard, along with Jessica Moser and Mark L. Eames, PCAM with PCMS. There were five homeowner members in attendance for the meeting.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**CONSENT AGENDA**

Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the following consent agenda items as presented:

- a. Record of Proceedings for May 11, 2015
- b. June 30, 2015 unaudited financial report

**OFFICER AND COMMITTEE REPORTS**

**LEGAL UPDATES**

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community. Mr. Eames noted that a hearing has been scheduled on August 12, 2015 regarding the 13087 S. Bonney Street home and that he will be attending on behalf of the Association.

**COMMITTEE REPORTS**

Architectural Committee: No official report.

Parking Advisory Committee: No official report.

Activities Committee: Director O'Connor noted that the 4<sup>th</sup> of July event at the Recreation Center/Pool was very well attended this year and was a big success. A big thanks went out to MaryBeth and her staff for coordinating the event.

**GUEST SPEAKER**

Mark Petrovich, Tom Cray and Steve Hize were in attendance for the meeting to address several service concerns that have occurred in the community over the past couple of months. The representatives from Republic assured the Board that they have made some internal changes in their company to ensure that the service is improved. The Board asked if Republic can look at possibly changing the pick up day from Fridays to either a Monday or Tuesday so that if there is a service issue, it will be able to be addressed on the next day rather than having to wait through a weekend to have the matter resolved. The representatives in attendance noted that they will look at how they can re-route the account to accommodate the request and will get back in touch with the Board once they have had a chance to review.

**MANAGEMENT REPORT**

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants. Mr. Eames reviewed correspondence submitted by a homeowner asking if the Association has a policy regarding marijuana being grown inside a home. The Board requested that management obtain a legal opinion regarding this matter and report back to the Board at the next meeting.

**UNFINISHED BUSINESS**

Gang Mailbox Discussion: Mr. Eames provided an update to the Board of Directors regarding a request from the U.S. Postal Service to have the Association look at replacing all gang mailboxes in the community. If this is something that the Association will be required to do, the Association would also like to look at relocating some of the boxes where the ice accumulation occurs each winter to a better location. Mr. Eames is waiting on documentation from the USPS that states that the Association is responsible for the maintenance and repair of all of the mailboxes in the community and if so, will look at adding these maintenance costs to the 2016 budget.

## **UNFINISHED BUSINESS CONTINUED**

Town of Parker Follow Up Regarding Traffic and Pedestrian Concerns on J. Morgan Blvd and Nate Drive: Mr. Eames provided the Board with an update regarding recent conversations he has had with Dave Aden at the Town of Parker and that it has been suggested that bike lanes could potentially be added to both streets which would help with the parking on those streets and also the speeding concerns. It was also reported that Mr. Aden is willing to look at having crosswalks added at several locations on both streets to help with the speeding concerns. One concern that has come up is that in order to be consistent, the Town would require that the bike lanes go around the Recreation Center building which is creating a concern due to overflow parking that would no longer be permitted on either street. Director O'Connor and Mr. Eames will follow up with Mr. Aden again regarding this matter and report back to the Board. It was also noted that a special meeting should be coordinated with the CCSMD#1 Board of Directors to discuss this matter and try to come to a resolution prior to moving forward.

Commercial Vehicle Characteristic Discussion: The Board of Directors reviewed information provided by legal counsel with suggested verbiage to characterize a commercial vehicle. Upon review, it appeared that the suggested verbiage would basically be going back to what the Association's guidelines used to be and the Board felt that additional research and discussion will need to occur regarding this matter before any action is taken and this business matter was tabled until the next meeting.

## **NEW BUSINESS**

Homeowner Request to Remove Penalties: Homeowners at 18616 Horse Creek Street submitted a request to remove \$675 in penalties that have been applied against their lot regarding continued violation of the parking covenants. The owners had submitted for a parking variance which was denied as it appeared it was being requested for convenience purposes only and not due to a hardship. Upon review, a motion was made, seconded and without public comment, unanimously passed to deny the request to remove the penalties as the owner has a total of six possible parking spaces and only four vehicles.

Homeowner Member Public Forum: There were five homeowners in attendance for the open forum portion of the meeting who had general questions and comments regarding the continued speeding on the streets within the community, neighbors cats roaming the community causing a disturbance, request to add additional lighting to the paths in the community, a suggestion/request to look at adding additional features to the pool area and concerns regarding a home on Moose Creek Place that is not being maintained.


## **ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 14<sup>th</sup> day of September 2015, at 5:30 p.m. at the Creekside Recreation Center.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 14<sup>th</sup> day of September 2015.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
SEPTEMBER 14, 2015**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:30 p.m. on September 14, 2015 at the Creekside Recreation Center. Present were: Directors O'Connor, Denny, Engle, Castillo and Pritchard, along with Jessica Moser and Mark L. Eames, PCAM with PCMS. There were eleven homeowner members in attendance for the meeting.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**CONSENT AGENDA**

Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the following consent agenda items as presented:

- a. Record of Proceedings for July 13, 2015
- b. July 31, 2015 unaudited financial report

**OFFICER AND COMMITTEE REPORTS**

Director Denny provided information regarding the AFFH Comment letter to HUD and noted that there would be people in attendance at the end of the meeting to discuss this matter.

**LEGAL UPDATES**

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community. The Board reviewed the email correspondence from the Association's legal counsel regarding rules and regulations for marijuana growing in the community and felt that the nuisance portion of the covenants should cover any concerns that might come up at this point and do not wish to pursue adopting a formal policy at this time. Mr. Eames noted that the Public Trustee Foreclosure sale that was set for August 12, 2015 for 13087 S. Bonney Street, has been continued to October 14, 2015.

**COMMITTEE REPORTS**

Architectural Committee: Director Pritchard noted that Kathy Jaffee was interested in volunteering to fill the open seat on the Architectural Committee. Upon review, a motion was made, seconded and without public comment, unanimously passed to appoint Kathy Jaffee to the Architectural Committee.

Homeowner Variance Request: Owner at 19184 E. Downey Creek Place was in attendance to request a variance to the Architectural Committee's decision to deny his request to add clover to his front yard turf. Upon a lengthy review and discussion with the owner, a motion was made, seconded and without public comment, passed 4-0-1, with Director Pritchard abstaining from the vote due to her position on the AC, to allow the owner to maintain the clover in his front yard turf for a period through September 2016 as an experimental project to see how the yard will look once the clover has been established and gone through an entire season, provided that the owner provide the Association with periodic updates of the process and if it is determined after this period that it is not an appealing yard, then the owner agreed to terminate the project and resod his yard.

Parking Advisory Committee: No official report.

Activities Committee: No official report.

**MANAGEMENT REPORT**

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants.



## **UNFINISHED BUSINESS**

Community Mailbox Discussion: This matter was tabled until the January Board of Directors meeting.

Town of Parker Follow Up Regarding Traffic and Pedestrian Concerns on J. Morgan Blvd and Nate Drive: Per Director O'Connor, there are not any current updates to provide on this matter and that he is waiting for a return call from the Town of Parker.

Commercial Vehicle Characteristic Discussion: No action was taken on this business matter.

Proposed 2016 Budget: Mr. Eames reviewed the proposed 2016 budget with the Board of Directors. Upon review and discussion, a motion was made, seconded and with public comment, unanimously approved the proposed 2016 budget as amended which will be mailed to all owners of record with the annual meeting notice (Attachment A).

## **NEW BUSINESS**

Homeowner Requests to Remove Penalties: Homeowners at 12372 Nate Circle submitted a request to remove \$3,000 in penalties that have been applied against their lot regarding the exterior of their home not being painted and lack of landscape maintenance as the work has now been completed. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the request to remove the \$3,000 in penalties, placing the penalties related to landscape maintenance in abeyance for a period of twelve months and if no further violations are noted regarding landscape maintenance during this time frame, the penalties will be permanently removed.

Homeowners at 12791 Buckhorn Creek Street submitted a request to remove \$100 in penalties that have been applied against their lot regarding the exterior of their home not being painted and lack of landscape maintenance as the work has now been completed. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the request to remove the \$100 in penalties.

Republic Services Concern: Director O'Connor shared his concern with the current trash service contractor, Republic Services and requested the Board's consideration in sending out an RFP for trash services and requested that management move forward in; a) sending a notice of termination to Republic Services once legal counsel has reviewed the terminations provisions in the current agreement and provided direction for such and b) a new contractor and signed agreement is in place.

Homeowner Member Public Forum: The owners in attendance at the meeting did not have any items for discussion under the public forum portion of the meeting.

## **ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 9<sup>th</sup> day of November 2015, following the Annual Meeting at the Creekside Recreation Center.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 9<sup>th</sup> day of November 2015.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION, INC.**  
**2015 Approved Budget, 2015 Estimated Actual, 2016 Proposed Budget**

CATEGORY	2015 Approved	2015 Est. Actual	2016 Proposed
<b>Income</b>			
Homeowner Assessments *	\$230,000	\$230,900	\$230,000
Builder Assessments**	\$2,800	\$2,800	\$2,800
Filing 9 Sub-Association Assessment***	\$11,590	\$11,590	\$11,590
Late/Legal/Liens/Fines	\$3,800	\$16,000	\$4,000
Maintenance Bill Back	\$1,200	\$800	\$800
Carry-Over Funds	\$23,800	\$38,000	\$36,900
<b>Total Projected Income</b>	<b>\$273,190</b>	<b>\$300,090</b>	<b>\$286,090</b>
<b>Expenses</b>			
Trash Disposal	\$143,200	\$142,000	\$152,000
Filing 9 Sub-Association Expenses	\$11,590	\$10,700	\$11,590
Activities/Programs (Social)	\$27,000	\$28,500	\$30,000
Legal Collection Risk Share Program	\$3,000	\$2,700	\$3,000
Legal General	\$6,000	\$7,800	\$8,000
Accountant Fees (Audit)	\$1,400	\$1,350	\$1,400
Professional Fees****	\$34,800	\$34,800	\$34,800
Insurance Premium	\$3,600	\$3,540	\$4,000
Administration Costs	\$18,000	\$18,200	\$18,500
Communications/Newsletter	\$14,200	\$14,060	\$14,200
<b>Projected Expenses</b>	<b>\$262,790</b>	<b>\$263,650</b>	<b>\$277,490</b>
<b>Bad Debt (uncollectable accounts)</b>	<b>\$4,800</b>	<b>\$2,300</b>	<b>\$3,000</b>
<b>Reserve Contributions</b>	<b>\$5,600</b>	<b>\$5,600</b>	<b>\$5,600</b>
<b>Total Projected Expenses</b>	<b>\$273,190</b>	<b>\$265,950</b>	<b>\$286,090</b>
<b>Net Revenue (Loss)</b>	<b>\$0</b>	<b>\$34,140</b>	<b>\$0</b>

## Footnotes:

\*Anticipates 1125 homes paying \$194 annually in assessments which is the same as 2015 and 140 homes paying the \$70 annual assessment (Creekside, Hunters Chase).

\*\* Figure(s) are based on billable lots being owned by the lot owner(s) as outlined in the Covenants.

\*\*\*2016 assessments are based upon 305 homes paying \$38.00 annually, which is the same as the 2015 assessment. The Master Association will be billing this amount to the Filing 9 owners on a semi-annual basis.

\*\*\*\*This category is based upon projected costs for outside professional services to be utilized by the Association, including but not necessarily limited to, management and accounting; consulting services as may be directed by the Board and basic contracted services for vacated homes that may not be being maintained (all associated vacant home maintenance costs will be billed back to the owner).