

STONE MOUNTAIN ESTATES HOME OWNERS ASSOCIATION

Year	Deposit	Balance after Expenses	Xcel Energy	Grand Valley Irrigation	Insurance	Irrigation Pump House	Park Area and Weed Control	Irrigation & / or Sprinkler Repair	Office Expense	Postage	Legal	Misc.	Total Expense
2005	\$13,325.00	\$6,559.62	\$1,812.46	\$489.26	\$1,847.00	\$744.73	\$1,488.76		\$46.17	\$87.00		\$250.00	\$6,765.38
2006	\$13,609.80	\$4,304.30	\$1,863.08	\$429.26	\$1,880.00	\$2,660.42	\$1,798.20		\$260.21	\$289.33			\$9,305.50
2007	\$13,600.25	(\$2,856.89)	\$1,719.68	\$489.35	\$1,964.00	\$7,492.28	\$3,185.00	\$949.50	\$137.63	\$227.58	\$277.12	\$15.00	\$16,457.14
2008	\$14,659.00	(\$376.47)	\$2,383.44	\$528.54	\$1,753.00	\$5,722.81	\$3,445.00	\$542.00	\$276.68	\$196.00	\$165.00	\$23.00	\$15,035.47
2009	\$12,775.00	(\$3,630.64)	\$2,514.65	\$555.00	\$2,009.00	\$2,355.63	\$2,270.00	\$2,609.76	\$337.80	\$132.40	\$735.94	\$2,885.46	\$16,405.64
2010	\$14,059.56	\$2,556.33	\$2,867.53	\$555.00	\$2,058.00	\$382.86	\$3,754.75	\$238.62	\$164.31	\$170.16	\$1,137.00	\$175.00	\$11,503.23
2011	\$13,705.16	(\$5,719.36)	\$2,421.83	\$555.00	\$781.00	\$7,865.50	\$3,991.25	\$1,002.22	\$534.60	\$189.72	\$1,579.00	\$504.40	\$19,424.52
2012	\$15,324.16	\$3,437.36	\$2,649.51	\$555.00	\$656.00	\$775.00	\$3,953.16	\$169.20	\$322.93	\$199.00	\$195.00	\$2,412.00	\$11,886.80
2013	\$13,277.00	\$2,700.16	\$2,289.70	\$555.00	\$659.00	\$1,565.00	\$3,938.00	\$586.00	\$383.10	\$133.00	\$223.00	\$245.04	\$10,576.84
2014	\$13,920.00	(\$995.96)	\$2,570.74	\$582.61	\$696.00	\$4,658.89	\$4,981.30	\$526.65	\$443.47	\$166.30	\$210.00	\$80.00	\$14,915.96
2015	\$13,945.00	\$69.38	\$2,348.89	\$582.61	\$700.00	\$4,371.29	\$4,564.00	\$125.00	\$408.51	\$375.32	\$238.00	\$162.00	\$13,875.62
2016	\$13,020.00	(\$78.42)	\$2,951.41	\$600.19	\$691.00	\$2,515.50	\$4,090.00	\$140.09	\$402.14	\$308.78	\$222.00	\$1,177.31	\$13,098.42
2017	\$600.00	(\$3,923.44)	\$75.14	\$618.31		\$1,608.20	\$1,620.00		\$142.88	\$70.42	\$244.00	\$144.49	\$4,523.44

Assessments are June to June - amount of dues per year \$125.00 - Total for a year [107 homes] = \$13,375.00

Balance at the beginning of 2017 \$5,976.19
Present Bank Balance \$2,052.75

Assessment covers June 2017 thru May 2018

2017

Legal - 104.00 Mesa County Clerk for liens; 130.00 to H&R Block; 10.00 registration State of Colorado
GVI - \$18.12 more than 2016

Office Expense - includes @ 21.99 per month for webpage

Postages - for certified mail for liens

Miscellaneous - Room Rental For Annual Meeting(\$50 will be refunded after the Keys are turned back in) & Mutt Mitt's

2016

Deposit includes refund of \$100.00 for room rental for annual and special meetings
Grand Valley Irrigation increased by \$17.58 this year
Irrigation - Vault Cleaning \$1815.00
Legal - Tax form and filing, release of Liens; Reg/State of Colorado
Postage- P.O. Box Rental \$70.00 increased of \$10 from last year
Office - includes web page of \$19.99/month, until November then it was increased to \$21.99 besides the printing the purchase of Quicken (\$74.99)

STONE MOUNTAIN ESTATES HOA

Budget

State of Colorado	Year	\$10.00
Insurance	Billed Yearly due in June	\$700.00
Xcel Energy	Billed Monthly	\$3,000.00
Property Management	Quarterly	\$4,000.00
Grand Valley Irrigation	Once a Year	\$650.00
JT's Lawn Service	Billed Monthly	\$6,000.00
Southwestern Systems	Pump Silt - March	\$2,000.00
Office / Postage		\$1,000.00
Tax Preparation	Once a year	\$200.00
Legal		\$300.00
Liens / Releases		\$300.00
	TOTAL	\$18,060.00
Reserve	10%	\$1,806.00
	TOTAL	\$19,866.00
Assessment (Dues)	\$175 X 107	\$18,725.00

Calendar

Grand Valley Irrigation – Receive bill in Jan. due by April usually paid in Feb.

Invoice May 1-15

Due Date June 1st

Late Fee of \$5.00 per month done in July

December last invoice sent out to those who haven't paid with notification of lien to be filed in February.

Lien's filed By February 15th

March Silt is pump

April Water is in Ditch

Insurance is due June 1st

Stone Mountain HOA meeting notes for April 12, 2017

7:00 pm Meeting called to order

HOA president opens meeting with public comments. No public comments

-Finance sheet is given to all in attendance. Joann Gustin, Treasurer, reviews all finances. All taxes for the year have been done by H&R Block and match what is shown on the spread sheet for 2016.

Previous years finances are available to review as well. If anyone is interested in these please contact Joann.

Changes have been made sense spread sheet was put together and HOA has additional deposit of \$475 for 2 HOA dues checks received. The balance has been changed.

Vault pump expenses have decreased

-President Report

Please be aware not to park vehicles on the street and in yards. Make sure to put trash cans behind fences after trash pickup. Spring brings weeds which need to be pulled. Be aware of the 20 MPH speed limit in the subdivision and watch for kids playing in the street, especially in the mornings and afternoons as kids are going and coming from the bus stops.

-Irrigation report

A couple of houses had broken valves that need to be fixed. Water and vault pump should be ready on Friday. Jerry is ready to step away from the irrigation work and is willing to train anyone interested in taking over. Please let him know if you are able. The subdivision hires help with irrigation so whoever can volunteer will have plenty of help from the guy who takes care of the pump house and park maintenance.

-Old business

If anyone is interested in doing another garage sale for the subdivision we will need someone to lead it this year. Claudia is not able to lead again but she will get you the contact info for the real estate group who helped last year. He does not have a contract for set fees but Joann has a record of his usual charges for taking care of the subdivision. Ron, on granite Dr. has helped in the past and his dues are waved for the work he does but he is not sure he can continue as he has other things going on as well.

-New business

All three board members have been serving for longer than a standard term due to lack of interest from other homeowners. All three board members are stepping down from their volunteer positions and new volunteers are needed. We can hire a property management company to run the HOA but we will still be required to have board members and the HOA dues will be increased to cover the cost of the company. They will also be much more strict on dues and leans then the current board has been.

Erica (homeowner on Quartz Dr) suggested that if we let homeowners be aware of what the job requires that maybe people will volunteer.

Treasurer Joann Gustin

- Collects mail

- Payment of bills

- Track finances

- Insurance for HOA

- Act as contact person for irrigation

- Act as contact for home sales and foreclosures

- Deal with loans

- Website

- Occasional HOA concerns

President Jim Jessup

- Conduct HOA meetings

- Sign loans

- Contact person for HOA

- Neighborhood walk through

Secretary Jolene Pietz

- Co-sign checks

- Take and type meeting notes

- Review items for treasurer

Erica moves to research HOA companies who will do all the work for the HOA while board members yes/no the company on all decisions.

Henry Circle tenant is interested in volunteering on the board

Neighbor by Joann potential member

Joann suggests no NON-homeowners should serve as treasurer.

Questions- if we hire a company do they take care of bills and quarterly reports?

Main concern from homeowners is the increase in dues. How much will the increase be?

Jolene Motion to adjourn meeting

Motion second by Dave 8:02pm