

RED ROCKS SUBDIVISION ASSOCIATION
SPECIAL ASSESSMENT MEETING & ANNUAL MEMBERSHIP MEETING

Date & Time: **Wednesday, January 17, 2018 -- 7:00 PM to 8:00 PM**

Location: **The Fruita Civic Center—Rotary Room**
325 E Aspen Avenue, Fruita CO

Unfortunately, we did not have a quorum for either meeting originally scheduled for December 12, 2017. Therefore, the Annual Meeting was suspended until a quorum could be established in order to properly seat a board. Without a quorum the Special Assessment Meeting was adjourned so **another Special Assessment Meeting is being called again for the same purpose.**

The Agenda for the **2017 Annual Membership Meeting & The Special Assessment Meeting** for Red Rocks Subdivision is included in this mailing. The 2018 Budget with a dues increase (ratified on December 12, 2017) and Special Assessment Budget which needs approval, the EOY Financial Projections, previous minutes and the meeting Proxy are included.

The purpose of the Annual Meeting is to provide an overview of this year's activities, review the financial condition of the Association, Ratify the 2018 Budget, nominate and vote in new board members; **the Purpose of the Special Assessment Meeting is to vote on a Special Assessment to cover the net operating loss of 2017 and to fund the Irrigation Capital Improvement for 2018.**

IMPORTANT: If you are unable to attend these meetings, please fill out the Proxy and mail it to Red Rocks Subdivision, using the enclosed stamped envelope. If you have already submitted a proxy, you do not have to resubmit. If you show up to the meeting, you will automatically take the place of the proxy you submitted. If you want to revoke your previously submitted proxy, then send a notice to Red Rocks at PO BOX 355, Fruita CO 81521 prior to January 17, 2018.

Red Rocks Subdivision Association, Inc. Annual Meeting & Special Assessment Meetings –
Originally Dec 12, 2017, Scheduled January 17, 2018
Official Proxy

I, _____ (print your name), as a homeowner in good standing and member of Red Rocks Subdivision Association, Inc. (Association), hereby appoints:

_____ as agent and proxy (my Proxy) to vote my membership interest in any and all matters that properly come before the membership at the Association's Annual Meeting and Special Assessment meeting scheduled for Wednesday, January 17, 2018 at the Fruita Civic Center, Fruita CO, 7:00 pm.

PLEASE CHECK ONE BOX ONLY:

- ☐ **Option #1:** If my representative fails to attend the meeting, my Proxy may be reassigned to a member of the Board for **both voting and quorum purposes.**
- ☐ **Option #2:** If my representative fails to attend the meeting, my Proxy may be reassigned to a member of the Board for **quorum purposes only.**
- ☐ **Option #3:** If my representative fails to attend the meeting, my Proxy will **not** be reassigned.

Unless sooner terminated, this Proxy shall terminate automatically upon the final adjournment of the Annual and Special Assessment Meetings for which it is given.

THIS PROXY MUST BE SIGNED IN ORDER TO BE VALID

Signature: _____ Date: _____

Red Rocks Subdivision Address: _____

PROXIES MUST BE RECEIVED PRIOR TO THE MEETING
Mail your completed Proxy to Red Rocks Sub, PO BOX 654, FRUITA CO 81521

Red Rocks Subdivision Association

2017 Annual Member Meeting

Wednesday, January 17, 2018 at 7:00-8:00 p.m.

Fruita Civic Center, Rotary Room

AGENDA

Roll Call- Est Quorum

Call to Order

Approval of Previous Minutes – Wednesday, April 6, 2016

Year in Review **COMPLETED**

- 2017 Irrigation and other
- 2017 Projected EOY

2018 Budget Ratification **COMPLETED**

Call for Board Nominations and Vote

Member Comments and Suggestions

Adjourn

Red Rocks Subdivision Association

Special Assessment Meeting

Wednesday, January 17 2018 at 7:00-8:00 p.m.

Fruita Civic Center, Rotary Room

AGENDA

Establish Quorum

Call to Order

Review and Vote on Special Assessment

Adjourn

PLEASE BRING THIS WITH YOU TO THE ANNUAL MEETING AND SPECIAL ASSESSMENT MEETINGS AS YOUR

HANDOUT, THANK YOU!

MINUTES
Red Rocks Subdivision Association
Annual Meeting

Wednesday, April 6, 2016

President, Karen Curtis, called the meeting to order at 7:05 p.m.

There was not a sufficient number of attendees in person or by proxy to establish a quorum.

There was no objection from those present to the annual budget. The budget was ratified.

Requests were made for board replacements. No one volunteered.

Member Comments: A concern about cats roaming the neighborhood and using other people's flower beds for their litter box. Discussion on picking up after your dog and the use of leashes. Concern was expressed about fireworks in the neighborhood.

With no further business, meeting adjourned.

PLEASE BRING THIS WITH YOU TO THE ANNUAL MEETING AS YOUR HANDOUT, THANK YOU!

Red Rocks Subdivision Association, Inc.
2018 BUDGET & SPECIAL ASSESSMENT BUDGET

	EOY Projections	2017 Annual Budget	2018 Budget*
Ordinary Income/Expense			
Income			
4000-00 · INCOME			
4100-00 · Assessment	15,200.00	16,560.00	17,940.00
4109-00 · Trnsf/Status Fee	147.00		
Total 4000-00 · INCOME	15,347.00	16,560.00	17,940.00
Total Income	15,347.00	16,560.00	17,940.00
Gross Profit	15,347.00	16,560.00	17,940.00
Expense			
5000-00 · ADMINISTRATION			
5400-00 · Bank Charges	6.00	20.00	25.00
5500-00 · Insurance Expense	392.00	400.00	400.00
5600-00 · State Fees and permits	45.00	40.00	45.00
5600-00 · Meeting Rooms	20.00	100.00	80.00
5700-00 · Office Supplies			
5700-01 · Postage and Mailings	0.00	350.00	60.00
5700-02 · P.O Box Rental	74.00	74.00	74.00
5700-03 · Website - 3 years and checks	434.00	0.00	0.00
Total 5700-00 · Office Supplies	971.00	984.00	684.00
5800-00 · Professional Fees			
5800-01 · Legal	220.00	0.00	200.00
5800-02 · HOA Management	1,650.00	0.00	2,400.00
5800-03 · Accounting/Taxes	0.00	0.00	50.00
Total 5800-00 · Professional Fees	1,870.00	0.00	2,650.00
Total 5000-00 · ADMINISTRATION	2,841.00	984.00	3,334.00
67200 · COMMON AREA MAINTENANCE			
60000-01 Landscape Maintenance Contract	8,420.00	8,000.00	6,500.00
60000-02 Irrigation Routine Services			2,800.00
60000-01 Snow Removal	320.00	320.00	320.00
60000-03 Irrigation Repairs & Parts	8,626.00	1,000.00	1,000.00
Total 67200 · 60000-00 MAINTENANCE	17,366.00	9,320.00	10,620.00
68600 · 80000-00 UTILITIES			
80000-01 Electricity	2,700.00	3,500.00	3,500.00
80000-02 Water	451.55	450.00	475.00
Total 68600 · 80000-00 UTILITIES	3,151.55	3,950.00	3,975.00
Total Expense	23,358.55	14,254.00	17,929.00
Net Ordinary Income	-8,011.55	2,306.00	11.00
Net Income	-8,011.55	2,306.00	11.00

* Annual Assessment will be \$260

SPECIAL ASSESSMENT BUDGET 2018

Fund 2017 Operating Loss	8000.00
Fund 2018 Irrigation Improvement	7900.00
	15900.00
Special Assessment Per Lot	
Per lot	\$230.43

EOY BANK ACCOUNT CASH ON HAND--Projection

2800.00