

**Yosemite Village  
Annual Meeting  
Opening Remarks from the Board President  
November 12, 2018**

The Board would like to start the 2018 Annual Meeting with a brief discussion of three topics:

1. What's new in 2018 and plans for 2019
2. HOA dues calculation
3. Ten year plan for the community.

**1. What's new in 2018 and plans for 2019**

Alpine Waste and Recycling – we changed our waste removal company in 2018, as the Alpine cost is slightly less, and we expect that they will provide much improved customer service.

Mail boxes. The two mail box kiosk locations were consolidated into one area in the meadow. This action was prompted by continuing break-ins at the old locations. We believe this change will result in improved security, lighting and efficiency,

Mississippi Avenue sidewalk repair. The sidewalk in this area was replaced with a flat, smooth surface for pedestrians and bicyclists.

Perimeter fencing. A bad wind storm in spring 2018 badly damaged the community perimeter fence, which runs along the west and east sides of the property. Not currently having adequate financial resources to replace it, we added 75 support posts to this fencing. This work will greatly strengthen the integrity of the fencing and should keep it intact for a number of years, with only small repairs needed for maintenance.

Landscaping Contractor. The board evaluated the landscaping duties in 2017 and decided to keep the current company, TPT Landscaping, in 2018 and 2019.

TPT was the lowest bid, but that was not the only reason we stayed with them. They know a lot about our community and our sprinkler system, which is old and needs regular upkeep. They also can to perform other duties, such as: cleaning out problem areas, extending/changing sprinkler system, constructing patio fences, building retaining walls, small tree work and removing shrubs. Also, they were the company that installed the 75 additional support posts to the community perimeter fence.

Pet waste stations. Three new stations were installed with bags for pet waste clean up

No Trespassing signs. Two new signs were installed to notify neighbors that Yosemite Village is private property and non-residents should not walk through the property.

Garden at Mississippi entrance. Annuals were added to the planter at the Mississippi entrance.

Roofing. We commenced on a four year plan to replace/treat the roofs of all the remaining buildings in the complex that need maintenance. This work was/will be done during the summer months of 2018, 2019 and 2020, and the remaining work will be completed in 2021.

Community Map. This is now completed and available on the website. It has been fully updated and includes all the parking spaces in the community and annotates what type of space it is.

Reserve Study. The most recent reserve study, completed in 2016, is now on the website. This shows all the capital projects that need to be done in the community and estimates their useful lives.

2019 plans. At the present time, the board plans to focus on the following activities in 2019:

Continue roofing work

Install cover for mailbox area

Work on updating outdoor lightning in the community

Install new community maps at the Mississippi and Alton Street entrances

Add building numbers to buildings

## **2. HOA Dues calculation**

A topic of interest at the annual meeting each year is the decision on HOA dues for the upcoming year. Each year during the fall the board compiles a budget for the next year and a decision is made for the level of homeowner dues.

The board wants to inform the homeowners about how we evaluate community financial requirements and come up with an actual amount for the dues. Basically there are two tools we look at in arriving at the appropriate level of HOA dues. They are the current budget and the most recent reserve study. (Just for homeowner information, the last two pages of the annual financial audit is a summary list of the findings of the Reserve Study.)

The budget can be thought of as a formula (see page 4.). The annual revenue from homeowner dues is applied to two types of expenses, Fixed and Capital Maintenance. The Fixed expenses are ones that we are billed for during the year, and so we have an exact total at the end of the year. In general, these don't vary a great deal from year to year, although they tend to increase slightly.

The Capital Maintenance expense is a much more complicated topic to deal with. These projects tend to be long term (more than one year) and involve making an estimate of their useful life.



The board tries to save money each year, put in to Reserve Accounts, so that when it comes time to do the project, we have the needed funds to pay for it. As seen in the display, money is currently being reserved at one third of annual revenue, or \$130,000.00 per year.

### **3. Ten year Plan for the community.**

This brings us to the third and final topic for our remarks. As one can observe from the graph on page 5, the Yosemite Village community has gotten behind in reserving funds for the performance of capital maintenance projects. The actual numbers are hard to pinpoint exactly, but estimates suggest we are about \$575,000.00 less than the level that should be reserved. In addition, we are tardy in doing some of the work, especially the roofing replacement/treatment.

To address the current deficit in reserve savings, as well as to get the community back on track with a sustainable capital maintenance program, the board has come up with a ten year plan to accomplish this. Basically, this plan allocates much of the current reserve allocation (\$110,000.00 out of the current annual \$130,000.00) to apply to specific projects each year to catch them up. In 2018 through 2021 this money will be applied to roofing, then there will be an eight year span where no roofing will be scheduled to be done. From 2030 and beyond, the community should plan to perform maintenance on three roofs per year, to keep up with the projected lifespan of the roofs.

In 2022 and 2023, there is a two year span where not much work is scheduled to be done, but reserve money should be saved to perform future work, so that additional financial demands will not need to be made on homeowners.

Future projects, after 2023, include:

- Painting the buildings
- Re-paving the road
- Replacing the perimeter fence
- Working on the West side of the Canyon wall.

Other than the Canyon wall work, the other projects mentioned are not overdue, in a useful life sense. Therefore, it is possible that this work could be delayed, or brought forward in time, to better accommodate budgeted cash flow.



# Yosemite Village 2019 Budget

Revenue	=	Capital Maintenance
\$390,000	=	\$130,000
	+	
		Fixed Expenses
		\$260,000

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>Water</li> <li>Insurance</li> <li>Landscaping</li> <li>Property Mgmt</li> <li>Trash</li> <li>Xcel</li> </ul> | <ul style="list-style-type: none"> <li>Roofing</li> <li>Paint &amp; Panel Buildings</li> <li>Road</li> <li>Patio Fences</li> <li>Perimeter Fence</li> <li>Lighting</li> </ul> |
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# Yosemite Village Capital Maintenance 10 - Year Plan

