



December 10, 2021

**RE: 2022 Budget, Homeowner Annual Dues Notice**

Dear Ranch at Roaring Fork Homeowner:

**2022 Budget**

The Board of Directors recently approved the proposed 2022 budget for the Ranch at Roaring Fork Homeowners Association. Copies of the proposed budget are available in the Office and on the Ranch website at [www.ranchatroaringfork.com](http://www.ranchatroaringfork.com). A Notice of Special Meeting of Owners to consider the proposed 2022 budget will be sent to all homeowners. The meeting will be held on Monday, January 17, 2022 at 3:30 pm prior to the Board meeting,

As shown below, total monthly dues for all homeowners will increase by \$10 per month. Ranch Reserve accounts dues will increase \$20 per month. Wastewater Treatment operating account will decrease by \$10 per month. Additional, condo dues will increase an estimated \$365 per month, due to a loan of \$3 million approved by the Board for deferred maintenance.

**Annual Dues Notice**

	<b>Per Month</b>
Common Dues (+\$10)	\$260
Reserve Accounts	\$85
- Operating (\$35) Capital (\$40) Wastewater (\$10)	
Golf	\$30
Wastewater Treatment (-\$10) moved to Wastewater Reserve	\$24
Trash (Included)	-
Domestic Water (Included)	-
<b>Total General HOA Dues</b>	<b>\$399</b>

**Condo Dues\***

Condo Dues (no change)	\$169
Condo Reserves (no change)	\$110
Condo Loan (Estimate)	<u>\$365</u>
<b>Total Condo Dues</b>	<b>\$644</b>

**Total Condo Dues and General HOA Dues** **\$1,043**

\* Cable TV and Internet (\$65) will be billed separate from Dues for Condo Owners, see page 3.

**Discussion:**

The categories of monthly dues were expanded to better compare the Ranch dues with more standard HOAs. For example, Ranch dues include utilities such as domestic water and WWTP (sewer) service, maintenance for snow removal, grounds and CRR open space, trash collection, and monthly dues for the golf amenity. These bundled dues are not typical for a HOA.

**Common Dues:**

The increase in common dues is attributable to an increase in ranch hand salaries, Basin ditch fee, waste collection service, and needed waterways repair and maintenance items. Consideration for inflation was factored in as well.

**RRF Reserves:**

The increase in Ranch Reserves of \$10 is phase two of a proposed 5-year plan to increase the reserves by a minimum of \$10 each year depending on operating dues changes. Secondly, \$10 was moved from the Wastewater Treatment operations to the Wastewater Reserve fund. Finally, the Capital Expenditure Reserve fund was added to properly account for reserve expenditures. The reserve dues will now be split between Operating Reserves and Capital Expenditure Reserves per the 2022 budget.

**Wastewater Loan**

A series of Ranch projects were completed over the last few years. In 2018, \$400,000 was borrowed from the Wastewater Treatment Fund to pay for a portion of those projects. The loan should be repaid to the extent that reserves in the Wastewater fund are deemed adequate for future anticipated expenditures. Recommendations from Roaring Fork Engineering will be forthcoming in 2022.

**Condo Dues**

No change

**Condo Reserve Fund**

No change

**Condo Loan (New):**

Per the recommendation of the CAC and based on condo owner feedback from the Opinion Poll, the Board approved a loan of up to \$3 million on behalf of the Ranch at Roaring Fork to address deferred maintenance items: Sewer lines, Roof replacement, Siding, and Flatwork for the Condos. The monthly loan assessment amount is estimated at \$365 per condo owner. The collateral for this loan is the loan assessment and general assessments. If a condo owner becomes delinquent or is in default, the association will have all collection rights it currently has and will act in accordance with the existing collection policy. Condo Reserve funds will be available to backstop delinquent payments. In general, the loan would not adversely affect the HOA's ability to borrow for critical future infrastructure needs as identified in the reserve studies.

Again, a Notice of Special Meeting of Owners to consider the proposed 2022 budget will be forthcoming to all homeowners.

HAPPY HOLIDAYS TO ALL

Board of Directors

Ranch at Roaring Fork Homeowners Association, Inc.

**Condo Owners  
2022 Dues Breakdown**

Condo Property Insurance	\$36.00
Allocated Overhead	\$51.00
Landscaping	\$50.00
General Building Maintenance	\$20.00
Utilities, Supplies, Tree Maintenance	<u>\$12.00</u>
<b>Total Operating Dues</b>	\$169.00
 Condo Reserves	 <u>\$110.00</u>
<b>Total Condo Dues</b>	<b>\$279.00</b>
 Cable TV and Internet	 \$65.00

**What will my monthly payment be in 2022?**

General HOA Dues	\$399.00
Condo Dues	\$279.00
Condo Loan (Estimate)	\$365.00
Cable TV and Internet	<u>\$65.00</u>
<b>Total Monthly Payment for Condo Owners</b>	<b>\$1,108.00</b>