



Homestead at Jackson Creek Homeowners Association

2009 Annual Meeting

Agenda

- Board of Directors
- Election
- Treasurer's Report
- Year in Review
- Future Issues
- Communication's Report
- Questions & Answers



Board of Directors

- Robert Fisher, President
- Steve Meyer, Vice President
- Sue Pepin, Secretary/Treasurer



Treasurer's Report

Sue Pepin, Secretary/Treasurer

April 1, 2008 – February 9, 2009

2008 Action Items

- Raised Document Fee

| | <u>2007</u> | <u>2008</u> |
|-------------------------|-------------|-------------|
| – HOA Financials | | |
| • 2 week notice | \$10 | \$50 |
| • 1 week notice | \$10 | \$75 |
| – Compliance Inspection | \$90 | \$150 |



Balance Sheet

ASSETS

Cash & Bank Accounts

Checking \$ 2,059.97

HOA General \$ 5,359.39

Homestead HOA Savings \$ 4,708.36

TOTAL Cash & Bank Accounts \$ 12,127.72

TOTAL ASSETS \$ 12,127.72

LIABILITIES & EQUITY

LIABILITIES \$ -

EQUITY \$ 12,127.72

TOTAL LIABILITIES & EQUITY \$ 12,127.72



Cash Flow

June 04 – Feb 09

INFLOWS

| | |
|---|----------|
| Document Fee | 475.00 |
| Interest Inc. | 767.75 |
| Landscaping Approval | 4,460.00 |
| Other Income (opening balance, refunds) | 5,026.66 |
| Park Funds | 4,302.32 |
| Penalty Fee | 15.00 |
| Plan Approval | 160.00 |

TOTAL INFLOWS 15,206.73

OUTFLOWS

| | |
|-------------------------------------|----------|
| Annual Report Electronic Filing Fee | 50.00 |
| Bank Charge | 61.00 |
| Certified Letters | 138.18 |
| Homeowner's Fees | 21.00 |
| Landscaping & CRs (prior to Board) | 1,150.00 |
| Office Supplies | 539.04 |
| Park Dedication | 44.00 |
| US Post Office | 896.79 |
| US Post Office Box Rental | 154.00 |

TOTAL OUTFLOWS 3,054.01

OVERALL TOTAL 12,152.72



Cash Flow

April 08 – Feb 09

INFLOWS

| | |
|----------------------|---------------|
| Document Fee | 245.00 |
| Interest Inc. | 175.07 |
| Landscaping Approval | 165.00 |
| Plan Approval | 25.00 |
| TOTAL INFLOWS | 610.07 |

OUTFLOWS

| | |
|-------------------------------------|---------------|
| Annual Report Electronic Filing Fee | 10.00 |
| Certified Letters | 5.74 |
| Office Supplies | 287.51 |
| US Post Office | 134.40 |
| TOTAL OUTFLOWS | 437.65 |
| OVERALL TOTAL | 172.42 |



Cash Flow Comparison 2007 & 2008

| | <u>4/1/2007 - 3/31/2008</u> | <u>4/1/2008 - 3/31/2009</u> | <u>Delta</u> |
|--|---------------------------------|---------------------------------|---------------|
| INFLOWS | | | |
| Construction Plan Approval (sheds, fences) | 135.00 | 125.00 | -10.00 |
| Document Fee | 140.00 | 320.00 | 180.00 |
| Interest Inc. | 310.98 | 175.07 | -135.91 |
| Refund - Office Supplies | 6.66 | 0.00 | -6.66 |
| Landscaping Approval | 205.00 | 90.00 | -115.00 |
| TOTAL INFLOWS | <u>797.64</u> | <u>710.07</u> | <u>-87.57</u> |
| OUTFLOWS | | | |
| Annual Report Electronic Filing Fee | 10.00 | 10.00 | 0.00 |
| Certified Letters | 29.84 | 5.74 | -24.10 |
| Office Supplies | 128.77 | 287.51 | 158.74 |
| USPO Box Rental | 40.00 | 0.00 | 40.00 |
| US Post Office | 139.71 | 134.40 | -5.31 |
| TOTAL OUTFLOWS | <u>348.32</u> | <u>437.65</u> | <u>89.33</u> |
| OVERALL TOTAL | 449.32 | 272.42 | -176.90 |



Year in Review & Future Topics

Robert Fisher, President

Year in Review

- Triview Board of Directors Election
- Baptist Road
- I-25

Future Topics

- Agate Street Park
 - Committee to provide input to Triview on potential improvements
- Covenant & Restrictions
 - Committee modify specific declaration sections & organize an approval election
- Town of Monument
 - Code Enforcement Officer, Donna Jack
 - Email: djack@TownOfMonument.net

Triview Metropolitan District

- Meeting rules did not allow all Homestead residents who are Triview Directors to attend this meeting
 - Director Steve Remington volunteered to skip the HOA meeting to avoid potential issues
- All information presented tonight:
 - Is publicly available information
 - Represents the opinion of some individuals & does not represent Triview district policy

Triview

- Waste Water Treatment Plant
- Development
 - Commercial / Residential
- Financial
 - Revenue / Expenses
- Partnering with Town of Monument
- 2009 Objectives

Triview – WWTF Expansion

- Project History
 - Jointly Owned with Donala & Forest Lakes
 - Expansion assumptions & parameters were flawed
 - Incremental Design & Build Approach
- Originally estimated at \$10,000,000
 - Final cost will be approximately \$16,300,000
 - Plenty of misunderstandings & mistakes
- Triview required two Colorado Water & Power authority loans totalling \$7,000,000
 - Loans have financial test which must be satisfied to avoid mandated service rate increases

Triview - Residential

- Homeplace Ranch is no longer owned by Dale Turner
- Promontory Pointe has been shutdown for 12 months
 - No current or planned activity
- Sanctuary Pointe – Classic Homes is proceeding with planning of an initial phase
 - However an actual start date is unknown

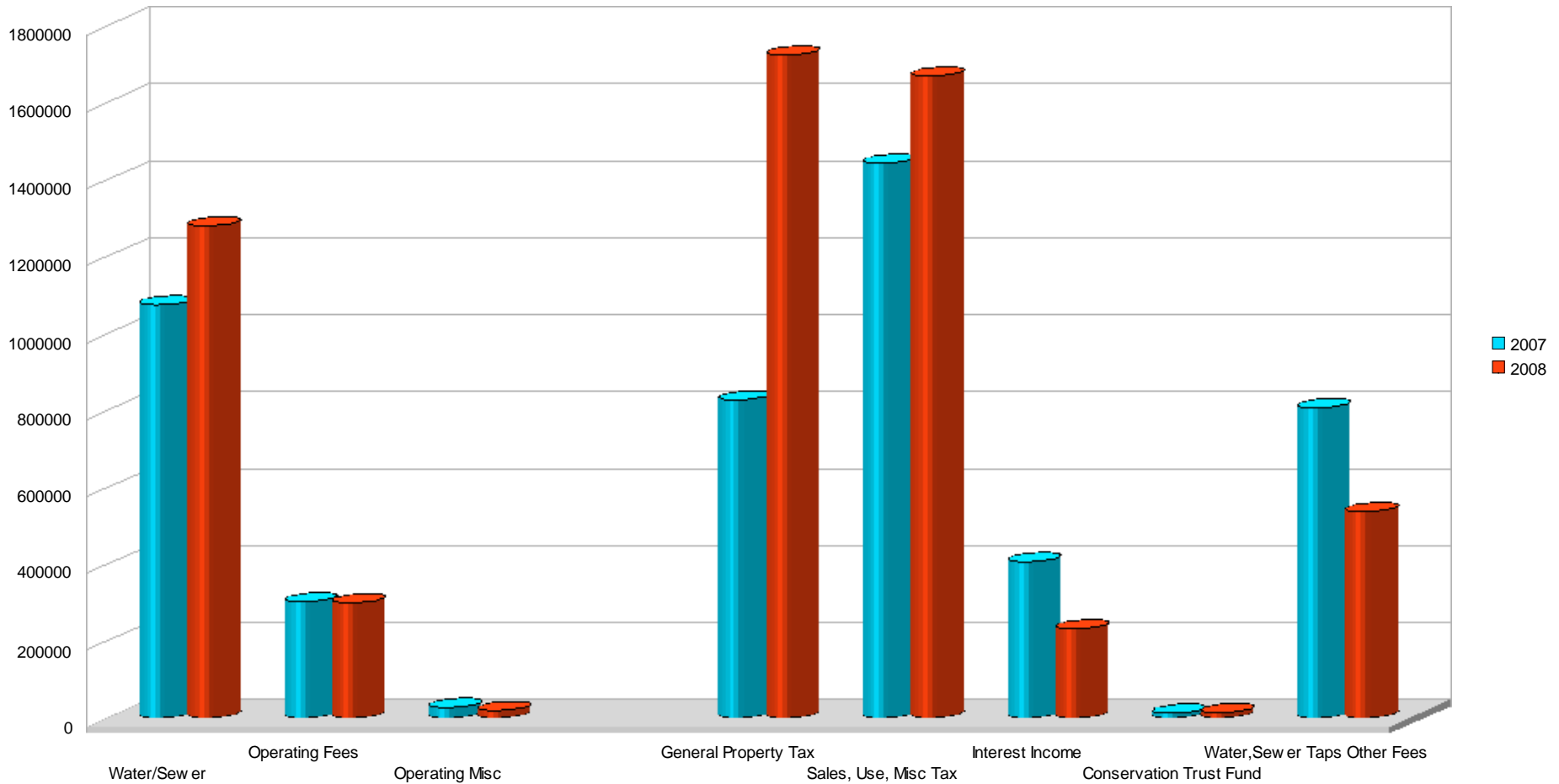
Triview - Commercial

- Past year was good
 - McDonalds, Walgreens, Chase Bank, Fairfield Inn, Checkers, Texas Roadhouse
- Coming year
 - Discount Tire
 - ???

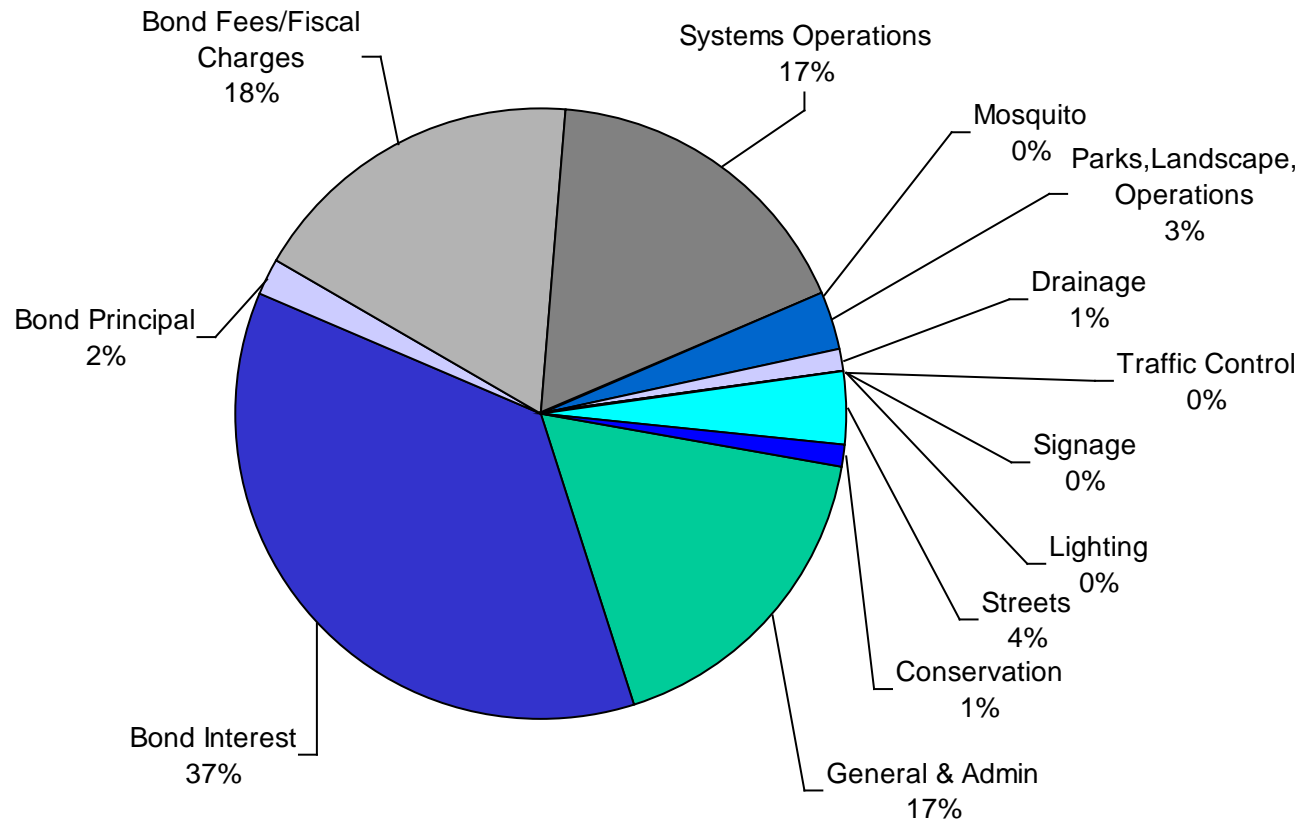
Triview - Revenue

CY07 versus CY08

Real Revenues



Triview - Expense



Triview – Town of Monument

- Triview is working on having the Town of Monument provide management & professional services
 - Actual savings are TBD
- Water Plant operations is already performed by Monument
- WWTF operations is already performed by Donala
- The necessary Service Level Agreements & Inter-Governmental Agreements are not currently in place

Triview – 2009 Objectives

- Improve maintenance services for landscaping & roads. Retain all other maintenance services at existing levels.
- Improve reporting & review of operational services. Develop key metrics for measuring operational services.
- Improve reporting & review of financial activities. Develop five year projections for all major financial categories (revenue, debt, capital, liabilities, other).
- Develop & publish a Water Resource Road Map. The road map shall identify key decisions & actionable milestones that support planned growth, known legal commitments & obligations, & procurement & delivery of renewable water supplies.



Triview – 2009 Objectives (Cont'd)

- Identify & implement management & professional services resource sharing opportunities with the Town of Monument which provide meaningful cost savings. Produce quarterly reports to evaluate actual cost savings & project future quarterly savings.
- Develop & implement a communications plan for providing information to district residents. This plan shall provide a recurring approach for creating & updating key district activities & topics. Review & evaluation of communication methods & effectiveness on a yearly basis.



Communication's Report

Steve Meyer, Vice President

www.HomesteadHOA.org



Communication's Report

Monitor: Monument Board of Trustees,
Monument Planning Commission,
Monument Police Department,
BRRTA, PPRTA, & EPC DOT

Info: WEB (www.HomesteadHOA.org)

Alerts: E-Mail (subscription list)

Communication's Report (Cont'd)

- Distribution of alerts & information
- Replacing Leather Chaps sidewalks
- Home Rule Charter for Monument
 - MPC discussion Wed. (2/11) @ (6:30p)
 - BOT will hold 'special' Town Hall meeting on Mon. (4/20) @ 6:30p (Creekside M.S.)
 - Vote on changing to Home Rule in Nov. 2009
 - Vote on Home Rule Charter in Feb./Mar. 2010 (if change to Home Rule approved in previous vote)

Q&A