



Homestead at Jackson Creek Homeowners Association

2008 Annual Meeting

Agenda

- Board of Directors
- Election
- Treasurer's Report
- Year in Review
- Future Issues
- Communication's Report
- Policy Updates
- 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, 2007 – February 18, 2008



Balance Sheet

ASSETS

Cash & Bank Accounts

Checking \$ 2,070.63

HOA General \$ 5,220.61

Homestead HOA Savings \$ 4,585.78

TOTAL Cash & Bank Accounts \$ 11,877.02

TOTAL ASSETS \$ 11,877.02

LIABILITIES & EQUITY

LIABILITIES \$ -

EQUITY \$ 11,877.02

TOTAL LIABILITIES & EQUITY \$ 11,877.02



Cash Flow

April 07 – Feb 08

INFLOWS

Document Fee	140.00
Interest Inc.	310.98
Landscaping Approval	205.00
Other Income (refund)	6.66
Plan Approval	135.00

TOTAL INFLOWS 797.64

OUTFLOWS

Annual Report Electronic Filing Fee	10.00
Certified Letters	29.84
Office Supplies	128.77
US Post Office Box Rental	40.00
US Post Office	139.71

TOTAL OUTFLOWS 348.32

OVERALL TOTAL 449.32



Cash Flow

June 04 – Feb 08

INFLOWS

Document Fee	230.00
Interest Inc.	506.39
Landscaping Approval	4,270.00
Other Income (opening balance, refunds)	5,026.66
Park Funds	4,302.32
Penalty Fee	15.00
Plan Approval	135.00

TOTAL INFLOWS 14,485.37

OUTFLOWS

Annual Report Electronic Filing Fee	40.00
Bank Charge	61.00
Certified Letters	132.44
Homeowner's Fees	21.00
Landscaping & CRs (prior to Board)	1,150.00
Office Supplies	287.52
US Post Office Box Rental	154.00
US Post Office	762.39

TOTAL OUTFLOWS 2,608.35

OVERALL TOTAL 11,877.02



Year in Review & Future Topics

Robert Fisher, President

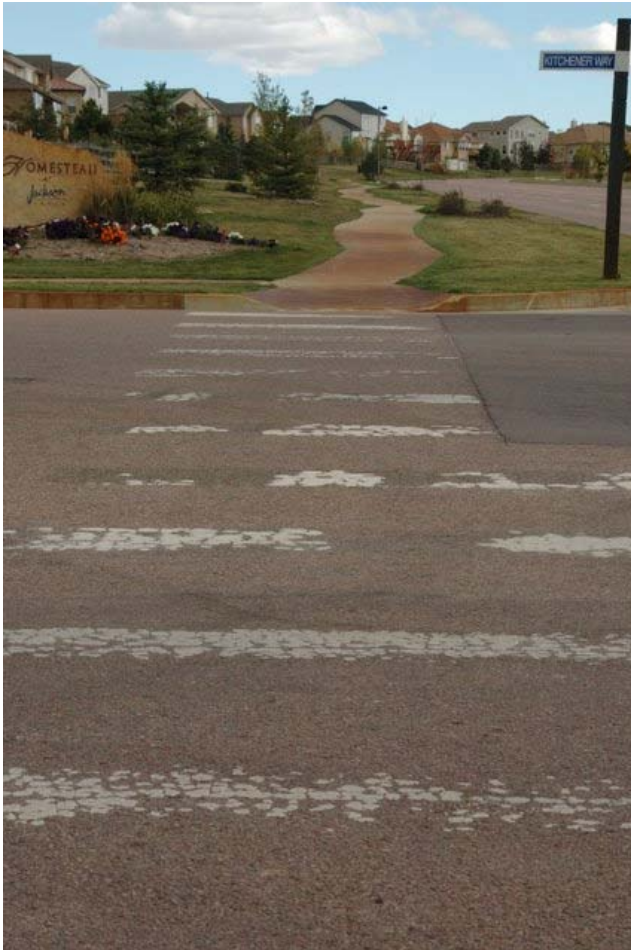
Year in Review

- Residential developments
 - Home Place Ranch
 - 440 acres North of Homestead
 - Approximately 800 Homes
 - Promontory Pointe
 - 117 acres East of Homestead
 - Approximately 250 Homes
- Current Status:
 - Controlling interest possibly changing hands
 - “Administrative” changes don't follow normal procedures
 - Creates a potential risk, Stay Alert

Triview Metropolitan District

- Ballot issues for a \$41,000,000 debt increase defeated – *Thank you & congratulations*
- Larry Bishop resigns as District Manager
- District Board of Directors increases property tax mill levy by 40%
- All within a very short period of time

Triview Metro District (Cont'd)



- Service Rates increases
 - Up over 50% in 3 years
- Maintenance & Quality are poor
- Issues abound
 - Water Pressure & Quality
 - Responsiveness

Triview Metro District (Cont'd)



Near Term Topics

- Triview
 - Priorities & Direction
 - Board of Directors Election
- Town of Monument
 - Code Enforcement
 - Board of Trustees & Mayor Election

Triview - Priorities

- Rates increases continue (50% in 3 yrs)
- Threats of huge increases abound
- Operation costs are questionable
 - Previous fishy agreements
- Should Triview seek new development when it cannot pay current obligations?
- Should Triview rethink its objectives?

Triview – Direction / Scenarios

- Renegotiation of Existing Agreements
 - IGA with Town of Monument
 - Home Place Ranch/Promontory Pointe
 - Jackson Creek Land Co
- New Agreements
 - Potential partnering with other entities
- Deannexation from Town of Monument
 - Triview debt & operations generates 3% sales tax revenue.
 - Town of Monument keeps 50% of this revenue
 - Fairness is questionable

Triview - Elections

- April Vote
- Four Director positions up for election
- Homestead is forming a coalition of candidates for these positions
- **Please VOTE**
 - Improve our neighborhoods
 - Secure our future

Code Enforcement



Code Enforcement

- Deterioration of neighborhoods will impact home values in ALL of Jackson Creek
- Town Code Enforcement
 - Many of these issues violate existing town ordinances
 - Monument has no active enforcement
 - Issues are increasing
 - Commercial development adds another layer of complexity

Town Elections

- April Vote
- Mayor & Trustee positions
- This may be the most important town election in recent history
- Homestead will identify & support candidates for this election
- **Please VOTE**

Communication's Report

Steve Meyer, Vice President

www.homesteadhoa.org



Communication's Report

Monitor: Monument Board of Trustees /
Planning Commission / P.D.,
BRRTA, & Triview Metro District

Alert: WEB
(www.HomesteadHOA.org)

E-Mail (subscription list)

Policy Update

- Policies are clarification of existing Covenants & Declarations
- Provide consistency in application by Board of Directors
- Only one policy document since the last annual meeting
 - Playscape criteria

Q&A