



***Gorgeous Fall!***



October 2022

## **FROM YOUR PRESIDENT GLENN GROTHE.....**

As usual, summer went too quickly. But now we have some beautiful fall colors and time to enjoy a little cooler weather. Recently, we had our reservoir inspected by our regional Dam Safety Engineer from the Colorado Division of Water Resources. Our Ranch Manager, Larry Hartley, and the water committee chair, Lance Richeal, were also able to attend, along with Garver Brown, our local State Water Commissioner. This inspection is one that is conducted on a regular basis, every five to seven years (our last one was in 2015). We should get a formal report in about three or four weeks.

In general, the dam is in satisfactory condition and approved for full storage. We are required to provide a release from the dam once or twice per year, as called for by down-stream water rights holders. The process for this has already started. There is some work that we need to do at the reservoir, just regular maintenance to help the dam last longer and protect the liner.

As always, thanks to all of our volunteers, especially the water committee, for all that you do supporting our community. The reservoir is critical to the Ranch and all of our individual lots in maintaining our water rights. The board is committed to protecting these and I believe we are on track.

## **FROM YOUR VICE PRESIDENT, PHIL STICE.....**

What a beautiful time of year. Frost in the mornings and fall colors abound. I love it. Just as seasons change, so does the HOA Board. Over the past eight months I have had the privilege to be your Board President. Although we have had some very tough obstacles and hurdles to overcome, I sincerely hope members can see the extraordinary progress that has been made on many fronts. Although we might not always agree, this board is committed to doing things correctly and to represent you to the best of our ability. As Vice President, I am still here for each of you. Please do not hesitate to reach out to me with any questions or concerns. Thank you again for your support. I would like to welcome Glenn and Roger to the Board, and continue to be thankful for both Ken and Gina and their many contributions to this community. Most of all, I want to thank you, the members. Your contributions and willingness to volunteer and help out is truly amazing.

At a Special Meeting held on Saturday, October 1, 2022 the board appointed Roger Simpson to fill the position vacated by Darryl Atherton. Roger will serve until August 2023. After Roger's appointment the board confirmed the following positions:

President: Glenn Grothe  
Vice President: Phil Stice  
Treasurer: Ken Bellingier

Secretary: Gina Maddox  
Member at Large: Roger Simpson

## **FROM YOUR MEMBER-AT-LARGE, ROGER SIMPSON....**



My name is Roger Simpson, I am newly appointed to the board position as Member-at-Large. My first experience here was back in 1982 or 1983, when we were known as Western Union Ranch. It was the time of being shuffled around by a salesman operating out of what now is the current Ranch House. I was driven around and shown the lots available to purchase. They used walkie-talkies to communicate to the sales office when a lot had just been sold. You could hear it loudly over the radio along with all the applause that followed. I did in fact purchase one back then, but couldn't keep it because the family was just about to get bigger. Many years passed since that high salesman's pressure, bringing us to today. My wife and I located a lot in 2011 that had been started already. We hired an architect to design a home according to what would fit the foundation already in place. We love being at the Ranch where the people here are so friendly. I look forward to keeping this the best place to live. Now to get the rest of my gutters cleaned before the snow flies. It's always something.

## FROM YOUR TREASURER, KEN BELLINGER....

It is the time of the year when the RORA updates our annual budget which includes an assessment of what is needed in our dues and fee structure. The process is very straight forward. The RORA Board approves a draft budget for 2023. That happened on Oct. 8. That budget is then published in the October RORA Newsletter, and on our website, along with the video and minutes of the Board meeting. At the November 12 Board meeting, the membership has the opportunity to comment and / ask questions. If two-thirds of the total membership votes to request the Board reconsider adjusting the budget, the board must do that. At the December 10 Board meeting, the Board votes on the 2023 Budget. I would like to share with you some of the facts that informed this process to date this year.



- Dues were raised in 2022 only to offset inflation, since the last time dues had increased was 2012.
- Inflation in 2022 eliminated that catchup and moved us back to pre-2012 purchasing power.
- To adjust Dues to only cover inflation from 2012 - 2027 we would have to pay \$200/Yr. to maintain our purchasing power from pre 2012. (For some perspective CORA residents currently pay \$640-\$888 per year in HOA dues.)

Our current budget and costs are grossly unbalanced. Some contributing factors include the following:

1. The rate we pay for our Trash and Porta-Potties increased 5.5% in April 2022.
2. Our Propane and Gasoline costs have increased over 30% this year.
3. Our current budget did not provide for the replacement of the mailboxes damaged by burglary. In addition the Post office advised us that we need to plan for life cycle replacement of all of our mail boxes and provide for additional boxes to cover growth.
4. It didn't provide for the breakdown of the Trash Compactor this summer.
5. It did not cover any of the deferred maintenance of the Ranch Office and Ranch House. This includes structural, electrical, plumbing, and roofing, just to name a few items. The projected cost of doing so has increased over \$40,000.
6. There were no designated funds to pay for the Repair or Replacement of our Ranch Truck.
7. We have no provision for replacing our reserve funds to maintain our reservoir that were spent on other items in previous years.

Market Research was conducted to determine the current real value of the amenities we try to provide our RORA Membership. The following are facts from that research:

- Individual home trash pick-up would cost \$500/Year per household (Currently unavailable)
- RV storage costs elsewhere \$35 - \$100 / Month.
- The Chaffee County Landfill allows No Brush from outside of Chaffee County. Fairplay charges \$20 per pick up load and is only open from May 28- Sept 3.
- Pasture costs: The range of costs in our region, if you can find an opening, is \$480-\$720 per horse per year.

The budget insert has three times the detail of our current budget. Every identified omission from the current budget has been intentionally addressed.

Summary of recommended 2023 Dues, Fines, and Fee structures:

- Recommended 2023 dues of \$300/year/lot (Less than the cost of seven gallons of gas a month)
- Non- RORA members trash/burn pit \$350/year
- Late Fees \$100
- Fines \$100
- RV Storage \$35/month paid 1 year in advance (\$420/Yr.)
- Pasture \$250 per season in advance (\$500/yr.)

## FROM YOUR TREASURER, KEN BELLINGER (CONT.)....

The proposed BALANCED budget is based on the above rates for dues and amenities, and also includes:

- \$25,000 to fund required repair and maintenance on our Reservoir in 2023
- \$45,232.50 to start rebuilding our Reservoir Liner Replacement Funds
- \$36,000 to install an additional new Trash Compactor
- \$13,000 to rebuild our funds to replace our Ranch Truck
- \$19,466.15 to start building funds to replace our Mail boxes
- Additional funds to allow for increased hours for our Administrator/Book keeper
- Additional funds to allow for a pay increase for both employees to address inflation
- \$114,000 to address deferred maintenance on the Ranch house
- \$6,000 to address deferred maintenance on the Ranch Office
- Money for future improvements in infrastructure (Bathrooms, RV Dump Station, etc.).

Please take the time to carefully review the facts in this article and the details in the attached Draft 2023 Budget before you form your opinions about the needs that exist for our RORA community now and into the future.

## SPECIAL NOTE REGARDING THE 2023 PROPOSED BUDGET

For ROTR HOA members who would like to compare the 2021 Budget to the 2022 proposed budget you may find last year's RORA FINANCIAL STATEMENT for September 30, 2021 in the October 2021 Newsletter located in the members only section of the ROTR website. Here is a link directly to the document:

<https://rotr.org/wp-content/uploads/October-2021-Newsletter-and-Proposed-2022-Budget.pdf>

The board is not providing a side-by-side comparison as the format for our new budget has been expanded to include more detail and transparency and to bring us into compliance with our bylaws requirements. On page two of the 2023 Budget in the Right Hand Column is a summary of the total Budget. Our board Treasurer, Ken Bellinger, will be happy to answer your questions or provide additional information and may be contacted at [kenrora2@gmail.com](mailto:kenrora2@gmail.com).

The board is scheduled to meet on Saturday, November 12, 2022, 9:00 a.m. and will discuss the proposed 2023 budget. The agenda for the November Board meeting will be published by President, Glenn Grothe, on the ROTR website at least one week prior to the board meeting. The Zoom link is here:

<https://us06web.zoom.us/j/84640588371?pwd=ajJFdVqYjNnR3pMzk02cGhEU0VWdz09>

## FROM YOUR VICE-PRESIDENT, GINA MADDOX....



**Cows in Your Yard? Cows on the Road?** Just in case you haven't already heard it, Colorado is a fence-out state. In the 1880s the Colorado Legislature passed a fencing statute (C.R.S. § 35-46 et seq.) that makes landowners responsible for fencing livestock out if they desire to preserve their land. In order to collect damages caused by trespassing livestock, land owners must have in place a lawful fence, as defined in C.R.S. § 35-46-101(1). You can read Park County's fence-out regulations: <https://parkco.us/DocumentCenter/View/381/Fence-Law?bidId=>

Ranch of the Rockies has National Forest, Bureau of Land Management, and private property bordering our community. All of these areas may have cows on them. It's our responsibility to fence out neighboring livestock. Some perimeter fencing is maintained by the HOA but some responsibility may fall upon our HOA members if they want cows to stay off their land. I installed perimeter fencing around my property. One morning I awoke to a young calf separated from his mother that had wandered into my yard. He wandered onto my property from the county road in front of my home. My gate was wide open. I failed in my fence-out objective. The little guy was reunited with his herd. It was my responsibility to slowly and gently move him back to his herd if possible, contact the owner, or call the brand inspector.

When/if cows are on the road or in your backyard just give a call to our Ranch Manager. He will do what he can, but remember that a rancher is not going to drop everything to come get one or two stray cows. Cows are herd animals and will likely work their way back to the herd. If there's a real problem with a cow, you can call the county brand inspector and they will advise you what to do. The Colorado Department of Agriculture states: "If you find livestock running loose on your property and you know who the owner is, call him right away and ask him to retrieve his stock. If you do not know who the owner is, call a brand inspector. ROTR is not zoned for livestock and cows are not allowed unless a cow is registered as a temporary 4H project.

Also, remember, when near cows, you should move slowly and quietly. Don't startle or chase them. And don't mess with a bull. Keep your distance. When driving motorized vehicles on public land respect the space of cows, keep your distance, and help our ranchers maintain fat, happy, healthy cows.



# The Manager's Corner

by Larry Hartley

Here is an update on Ranch workings:

- **The R.V. Storage Lot:** As all should know by now, I am assigning spots as members pay to store items! If you have not contacted me this summer, then you do not have a spot. If you drop your camper, trailer, etc. you are probably in someone else's spot and it will be moved! The Board raised the rent to \$5.00/month as of the first of the year! If you wish to return to the lot, you must contact me to get an assigned spot!
- **Reservoir:** We had a dam inspection on September 29<sup>th</sup>. The inspector was okay with the condition of the dam and will provide us a report in the near future. We will be doing a winter release in October.
- **Weeds:** I plan to start handling weed issues early next spring.
- I am checking on creating a common ground committee to assist me with the upkeep of our areas! Once winter sets in, and I wrap up the outside work, I should be able to work on the Ranch Office, Ranch garage, Ranch house and Ranch truck, so we are set for spring.
- **Pastures:** Winter and summer pastures have been addressed this summer. Horses are now on the winter pasture.
- **Winterizing:** Pavilion restrooms and the R.V. dump station will be closed soon as temperatures drop below freezing. I do not need frozen (busted) water lines to end this season.
- **Trash Compactor:** The trash compactor still needs some work before winter so that hopefully we can keep it running.
- **Burn Pit:** The burn pit will also be closing once snow flies and the entrance road becomes a problem.

Thank you to all the volunteers who have helped out this summer! Your help is greatly appreciated! If you have any questions in regards to services offered, please feel free to contact me at the Ranch Office Wednesday- Sunday 0800-1200.



The Country Church of Hartsel runs a ministry called the Woodchuck Program. Volunteers collect firewood and distribute it to community members who need help staying warm each winter. Ranch of the Rockies has helped by allowing Woodchuck volunteers to collect firewood from our burn pit, which is then distributed to families in need. If you have downed trees to deliver to the burn pit in the next few weeks before it closes for the winter, the wood can be piled up at the right side as you drive in next to the recycle trailer. If you have downed trees after the burn pit closes, contact Margaret Purnell at 970-333-2280. The Woodchuck program has been providing firewood for several years. They appreciate the help from Ranch of the Rockies Call the Ranch office for more information or visit the Country Church of Hartsel <https://www.countrychurchofhartsel.org/>

## RORA BUDGET 2023

REVENUE	
Associaton Dues	426,000.00
<b>TOTAL DUES</b>	<b>426,000.00</b>
<b>OTHER INCOME</b>	
Late Fees	0.00
HOA Violation Fees	0.00
Grazing Fees	4,000.00
RV Storage Fees	42,000.00
RV Dump Station Fees	0.00
Burn Pit & Trash Fees (non RORA)	7,000.00
Trash Card Fees	0.00
CORA Annual Fees	3,000.00
<b>TOTAL HOA FEES</b>	<b>482,000.00</b>
Hats & Maps	500.00
Miscellaneous Income	0.00
Interest	1,500.00
<b>TOTAL REVENUE</b>	<b>484,000.00</b>
<b>EXPENSES</b>	
<b>ADMINISTRATIVE</b>	
Bank Fees	200.00
Annual Meeting / Social Events	4,000.00
Office Supplies	4,000.00
Legal & Recording	6,000.00
Postage	1,000.00
Printing	3,000.00
Telephone	1,200.00
Cell	1,500.00
Website/Internet	1,000.00
Software	4,000.00
Uncollectible Accounts	3,000.00
Miscellaneous	1,000.00
<b>TOTAL ADMINISTRATIVE</b>	<b>29,900.00</b>

INSURANCE	
Auto	2,300.00
Buildings & Grounds	10,000.00
Liability	8,100.00
Employment Practice	1,000.00
Workers Comp	1,500.00
<b>TOTAL INSURANCE</b>	<b>22,900.00</b>
<b>AMENITIES / MAINTENANCE</b>	
<b>Burn Pit</b>	
Porta Potty	1,200.00
Push	2,000.00
Repair & Maintenance	0.00
<b>Dog Park</b>	
Porta Potty	1,200.00
Repair & Maintenance	0.00
<b>Mailboxes</b>	
Grounds	2,000.00
Repair & Maintenance	0.00
<b>Pastures &amp; Corral</b>	
Electricity	351.35
Repair & Maintenance	200.00
<b>Pavillion / Restrooms</b>	
Electricity	225.00
Repair & Maintenance	200.00
<b>Ranch House</b>	
Electricity	1,000.00
Propane	6,000.00
Water	1,300.00
Repair & Maintenance	114,000.00
<b>Total Ranch House</b>	<b>122,300.00</b>
<b>Ranch Office</b>	
Electricity	2,400.00
Propane	2,200.00
Kitchen & Bathroom Supplies	2,000.00
Repair & Maintenance	6,000.00
<b>Total Ranch Office</b>	<b>12,600.00</b>

## RORA BUDGET 2023

<b>Ranch Road Entrance</b>	
Electricity	250.00
Repair & Maintenance	0.00
<b>Reservoir Expense</b>	
Fish Restocking	4,000.00
Repair & Maintenance	25,000.00
State Reports	100.00
Trash Dumpster	275.00
Porta Potty	1,200.00
<b>Total Reservoir Expense</b>	30,575.00
<b>RV Dump Station</b>	
Dumping	9,000.00
Repair & Maintenance	0.00
<b>RV Storage</b>	
Repair & Maintenance	1,500.00
<b>Snow Removal</b>	5,000.00
<b>Trash Compactor</b>	
Dumping	60,600.00
Repair & Maintenance	2,000.00
<b>Vehicle Expense</b>	
Fuel	4,500.00
Registration	300.00
Repairs & Maintenance	1,500.00
<b>Total Vehicle Expense</b>	6,300.00
<b>TOTAL AMENITIES / MAINTENANCE</b>	257,501.35
<b>PAYROLL-SALARIES &amp; TAXES</b>	
Administrator Bookkeeper	25,000.00
Ranch Manager	29,000.00
FICA, Medicare	5,000.00
SUTA	500.00
FUTA	500.00
<b>TOTAL PAYROLL-SALARIES &amp; TAXES</b>	60,000.00
<b>TOTAL EXPENSES</b>	<b>370,301.35</b>
<b>NET INCOME/LOSS</b>	<b>113,698.65</b>

<b>SOURCES AND USES OF FUNDS</b>	
<b>Projected Revenues</b>	484,000.00
<b>Total Revenue</b>	<b>484,000.00</b>
<b>Operating Budget</b>	370,301.35
<b>Additional Designated Funds Total</b>	113,698.65
<b>Total Expenses and Designated Funds</b>	<b>484,000.00</b>
<b>Balances Below As of End 2023</b>	
<b>Reservoir Liner Replacement Balance</b>	365,000.00
<b>Additional Funds Added 2023</b>	45,232.50
<b>Truck Replacement Balance</b>	28,000.00
<b>Additional Funds Added 2023</b>	13,000.00
<b>Mailbox Replacement Balance</b>	19,466.15
<b>Additional Funds Added 2023</b>	19,466.15
<b>Ranch House Repairs Balance</b>	0.00
<b>Additional Funds Added 2023</b>	0.00
<b>Ranch Office Repairs Balance</b>	0.00
<b>Additional Funds Added 2023</b>	0.00
<b>Trash Compactor Replacement Balance</b>	36,000.00
<b>Additional Funds Added 2023</b>	36,000.00
<b>RV Dump Station Replacement Balance</b>	0.00
<b>Additional Funds Added 2023</b>	0.00
<b>Pavillion Toilet Replacement Balance</b>	0.00
<b>Additional Funds Added 2023</b>	0.00
<b>Total</b>	<b>113,698.65</b>