



January 2023

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

## ***Winter has arrived!***



I hope the New Year finds all of you regenerated after the holiday season and that you had a chance to enjoy time with friends and family. Hard to believe we are already into 2023. This last year has been somewhat tumultuous for the HOA and our members. The board is committed to moving forward from the challenges of 2022 in a positive and transparent manner.

As we begin 2023, the board is working to finalize an updated budget, hire a new bookkeeper and add two new board members. I have been taking notes for 'New Business' on the good ideas presented by members during our board meetings; and will be bringing some of these ideas forward over the next few months. Some of these topics include long-term options for the Ranch House, ideas for different committees, a Neighborhood Watch program and Town Hall Meetings. We also hope to find better ways to get feedback on priorities for the Ranch.

Speaking about priorities, our number one priority is the Reservoir. The board is committed to installing a staff gauge this spring, and has recently begun discussing the possibility of purchasing a tractor that would allow us to clean the silt traps without renting or borrowing a piece of equipment. There are many ways a tractor would be beneficial around the Ranch. We still have a commitment to making upgrades to the Ranch House, especially with regards to safety, while we look at long-term options. In addition, our infrastructure has had few upgrades or maintenance over the years. One such upgrade we have discussed is adding an additional trash compactor for improved access. Occupied lots on the Ranch are increasing. If we could locate a second compactor centrally it would benefit all of us. Upgrades to the bathrooms and the RV dump station are being looked at, as well.

Thanks to our volunteers for their service in many areas of the broader Ranch community. For those of you looking for a way to positively contribute, get with our Ranch Manager for volunteer opportunities. Together with our members and volunteers, I believe that this can and will be a good year for the Ranch of the Rockies community.

In closing, I would ask all of our members to strive for encouraging and constructive dialogue as we enter the New Year. All of us should have a voice and be able to air our opinions. The board is committed to resolve our challenges in a respectful, constructive and positive manner. We would ask that members support and approach issues similarly. Here's to a great 2023!

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



Welcome to a New Year. A new year represents an opportunity to improve, to grow, to become better. This board embraces these opportunities as our goals. In addition, we hope to continue to improve the transparency and the involvement of members in the running of the Ranch. We so appreciate all of the good people who have volunteered to assist us. I extend my personal thank you to each and every one of you.

During the January meeting we will appoint two members to the board. We have had three excellent members step up to be considered for these positions. I thank them for their willingness to serve.

Finally my thanks to Gina Bergen, Gina Maddox and Ken Bellinger for all of their hard work for the ranch. I will miss each of you and hope for the best in your future endeavors.

May this year represent good health and great opportunities for each of you.

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

I'd like to remind everyone that the due date for the annual dues had changed per HB 22-1137 in August; and that the long time the ranch previously allowed before penalties started was shortened by the legislature. Please get your payments in on time to avoid any extra costs. Bills should go out later this month. In the past you had until April to pay your dues without penalty. Now the grace period is 10 days after they become due before penalties will be assessed. Also, just a reminder: Any changes to the budget for 2023 may generate an additional billing for the difference at a later date.



## FROM YOUR ACTING TREASURER, ROGER SIMPSON....

Happy New Year from our family to yours. May this year bring you joy and happiness.

I am looking forward to putting the budget behind us soon and moving forward to the positive outlook for the community. To do that, I would like to set up a three to five-person task force of Ranch owners to do a Reserve Study. The goal is to come up with a policy based on member feedback, for how we manage and use our Reserve Funds. The main purpose of the Reserve is to have money on hand to defray the cost of replacing the reservoir liner when it becomes necessary. Because the estimated cost of doing that is \$1,000,000, an adequate reserve is essential. It has been necessary to draw on that reserve this last year, so taking a close look at it now is crucial for our financial survival.

Because our members have a wide variety of backgrounds, skill sets and concerns, we can bring that to a committee that can help us keep our assets in good standing, safe, insurable and attractive to members and future members of the HOA.

The desired outcome of this Reserve Study is the formation of a policy for how it is to be maintained and spent, based on a community effort. If you are interested in bringing your talents to bear for this critical undertaking, please email me at [FIELDTECHNOLOGIES@msn.com](mailto:FIELDTECHNOLOGIES@msn.com). I would like to get this task force up and running by the end of January.



## The Manager's Corner

by Larry Hartley

Winter is here and most amenities are closed down for the winter. However, spring is just around the corner!

**RV Lot:** I am working with Gina to have all RV lot tenants' rental billing included on your annual dues billing statement. If your bill does not reflect a rent amount, I don't have you registered as a tenant. I still have about 20 spots in the R.V available for use. We also have items on the lot for which we can't identify owners. I plan to move all those items to the back of the lot, to be auctioned off in the spring. The Colorado Self-Storage Facility Act is very clear about delinquencies; and so is the Ranch RV lot agreement. If you think you may have something there you've lost track of, please contact me before it's sold.

**Burn Pit:** We will be setting fire to the burn pit once Brian Cook gives us the green light and weather conditions permit.

**Miscellaneous:** I have cleaned and re-organized the garage.

- We still have the two mailboxes that were damaged. I will be attempting to repair them so as to have two spares as needed.
- I donated a stainless steel kitchen sink and faucet to the Ranch for the Office. It is now installed.
- I am currently working on the 2023 agenda of projects to address, and I'd like to establish a grounds and buildings committee. It would be great to have a few volunteers who could be available to help with various projects. You are always welcome and greatly appreciated.

If you have any questions as to services offered or would like to volunteer, please contact me at the Ranch Office. I am in the Office Wednesday – Sunday from 8 AM to noon. Ranch Office landline: 719.836.2079 / Ranch cellphone: 719.839.0814.