



Time to Winterize!



October 2021

FROM YOUR PRESIDENT ROB CLEVE.....

First, I'd like to welcome our newest members to the Ranch of the Rockies HOA Board of Directors: Charles Holzheimer (Member-at-Large), Gina Maddox (Treasurer) and Phil Stice (Vice President). Dennis Ann will continue as our secretary extraordinaire, and I will serve as your new President. We are confident that this new team will bring together a considered and meaningful perspective to the needs of our ranch membership; and we very much look forward to a purposeful, ethical, and productive year. We've also been able to put together a budget that has received significant input from our membership and represents a thoughtful and inclusive response to our financial forecast. Please see the insert.

In my short time, eleven weeks to be exact, in serving on the Board of Directors for our community, we have gone through a tremendous number of changes and challenges. During that time, I personally and the board collectively, have experienced a roller coaster of feelings and had the opportunity to see our community at both its best...and occasionally, its worst. As the newly elected President, I hope to bring a sense of calm and leadership to both the board and our membership who take part in the monthly scheduled meetings. Everyone deserves to be treated with respect and dignity. As a humanistic psychologist and researcher, I incorporate these aspects into both my worldview and behavior toward all.

There is never a problem engaging in spirited debate about the issues that present themselves; but when rumor, speculation and unfounded accusations serve as the primary dialogue between us, we never walk away with a positive feeling about the work we are trying to accomplish together. Social media is a unique opportunity for everyone to express their feelings. However, when the statements made serve to create division within our community, everyone loses. Therefore, the board does not engage on either NextDoor or Facebook, other than to share announcements/updates that have been posted to our website. As stated in our Special Meeting on the 22nd of October, we are working to soon have an email alert system in place with our new web administrators (Ron Rose and Sue Wall) that will send out important announcements. We are also seeking a larger venue that would accommodate more members in attendance at meetings. We're open to ideas on neutral business settings.

We have the opportunity, right now, to engage our entire membership in a positive, caring, collective community; and I would ask all of you to explore your own consciences about how that can be best achieved. Come to the meetings with your ideas and share them; but also come to us with solutions. Only identifying the problem will not resolve it. We look forward to hearing how our community can accomplish our shared goals, and put positive energy toward a process that benefits each and every one of us!



FROM YOUR TREASURER, GINA MADDOX....

Hello, ROTR neighbors. I'm honored to serve as your new treasurer. I bought my home in July 2020 and moved here from NW Florida one year ago. I own an 8 acre full time residence and a ten acre lot. Widowed three years ago, I intend to spend the rest of my life here. This community welcomed me with open arms as I began a new life on my own. I love life here on the ranch. My goal is to give back to my community, help our HOA become financially sound and secure, and promote what should be the priority of our HOA, protecting our water rights by managing our reservoir appropriately. We are also challenged to find a healthy balance between honoring our rural small town atmosphere while embracing the reality that our community is rapidly expanding.



Working remotely from home as an Executive Training Consultant allows me to be fully available to meet with my neighbors and attend board meetings. I manage and teach a leadership development program for the Air Force Communication, Information, and Cyber Warfare Community - all done over the internet on Zoom. I'm ready to meet with you in person or on Zoom to hear your ideas or concerns.

I've served on a few boards in the past including Gulf Coast Kids House, a child advocacy center providing services to abused and neglected children and their families. I served as a board member and as Board Chairman for the HIV Care Center of NW FL, an organization providing care and support for HIV positive patients. I was a Board Member for Catholic Charities of NW FL, a Board Member and member of the Advisory Committee for the National Association of Business Women, and, I'm a past District Governor for Toastmasters International serving NW Florida, SW Alabama and Southern Mississippi.

My three "Colorado Magnets" - also known as my grandsons - live in Parker with my son and daughter-in-law. My daughter and two granddaughters are in Redondo Beach, CA. I share my little ranch with two horses, a Colorado Mountain Dog, and a bossy orange cat who manages all of us.

FROM YOUR SECRETARY, DENNIS ANN STRONG.....



Fall 2021 is here and it is time to consider the 2022 budget. For the past year, the board has recognized that 2021 would be the year that expenses would exceed revenues. With that in mind, we began the budget process months ago by looking at past expenses and year-end revenues. As you have probably noticed, we have seen major cost increases in office supplies, ranch materials to perform repairs, utilities, fuel, and waste removal. Parts of these increases were a result of inflation, but many were fueled by growth in the number of folks who now enjoy the Ranch, both part and full time. Additionally, the board recognized that our capital assets required some much needed attention. That process was begun over the past year with reconstruction of the banks of the creek feeding our reservoir, and essential repairs made to upgrade our over forty-year-old Ranch house. While some of those funds were available from reserves, we know that we must replace reserves to ensure protection of our water augmentation plan.

After the board looked at projected expenses, we looked at potential income. We investigated programs such as the government-backed Conservation Reserve Program (CRP). We found that our ranch owned pasture lands do not qualify, since we are zoned as residential property. We also found that our dues have not increased since 2010, holding at \$110 per year. According to the US Inflation Calculator, if we purchased an item for \$1.00 in 2010, that same item would cost \$1.26 in 2020. For 2021, we are already looking at a 7% increase.

With all of these issues to digest over the past two months, the board commissioned a Financial Advisory Group, which included Patty Bellinger, Rob Cleve, Suzan Gebow, Harald Schmid, and Sharon Stitch. At a Special Meeting on October 22nd, these folks, along with input from many interested members and the board, planned the proposed budget based on past expenses and anticipated revenues. The resulting budget, included in this newsletter and under consideration by the board, reflects an annual increase in our dues from \$110 per year to \$155 per year, per lot. This \$45 annual increase represents a twelve-percent increase per year. More importantly, the projected budget also gives us the promise of replacing just over \$17,000 in reserve funds without having to levy a special assessment.

We know that this budget represents a large increase in dues and expenses. We do not make this proposal lightly. We ask that you carefully look at the budget, and go online to see further footnotes about individual line items.

<https://www.rotr.org/quarterly-newsletters/>. You can also send your comments and concerns to the board at rorahoa@ghvalley.net. The final budget will be considered and approved at the regular board meeting on December 11, 2021. Your input is appreciated.

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

I was born in Denver in 1956. My father was a Denver policeman and we lived in the small town of Elizabeth, Colorado, where I met my junior high sweetheart and future wife. Every summer growing up, my family would spend time camping in the Cottonwood lakes area, so I grew from a very early age to love not just Colorado but the whole area of the Collegiate Peaks. After High School, I went to CSU, initially studying Wildlife Biology. I then switched to Agronomy and started taking computer related courses. I graduated from CSU in 1979 and went to work in Wray, Colorado as a crop consultant. From there, several different jobs changed my career in a solid technology direction. Over the coming years I worked as both a programmer and a technical product manager for various companies across the US.

About 8 years ago, while camping in the area, my wife and I decided to look for land in the area so that we could "come home". We found the lot on Bellows and fell in love and purchased it right away. Over this last year, our home has become a reality and we are now just a few weeks from completion. I've been married now for 45 years to the most wonderful woman, friend and partner a guy could ever ask for. We have 5 children and 21 grandkids. These are scattered all across the US. My wife is a nurse and I continue to work as a product manager for a software company. Since I can work remotely, the cabin works out just fine for my work.



I love the ranch and the people that we have met. My desire to serve is based solely on the premise to give back to those that have given so much to make the ranch the great community it is. During my professional career, I have been on or worked closely with many different boards that covered the public arena, business and politics. I have learned much during my years serving on boards, especially the value of listening. My opinions are just my opinions. In order to truly serve the members of the Ranch, a member of the board must be willing to listen to all opinions, respect them and consider them before making any decision. To that end, I want all to know that I will listen and I am available at any time to discuss your thoughts and concerns. My cell number is 801-897-5132. Please feel free to reach out to me any time and I will be more than glad to meet with you.



The Manager's Corner

by Josh Ezell

Some interesting facts about our wells and water obligations....

Another quarter gone by in a flash! Out of the whole year, this is the most important quarter RORA has. Do you know why? October is water release month in Ranch of the Rockies. This fulfills our legally binding obligation to give the river back the water we are taking from the aquifers. How much water do we give them? That depends on how much water CORA has used the previous year and on how many wells we have drilled here in RORA. Currently we are at over 1,100 drilled wells here in the ranch, according to the Department of Water Resources. (If you haven't drilled yet, don't worry. Each lot in RORA is guaranteed a well if we fulfill our water obligations.)



Out of those 1,100 wells, about 643 of them are connected to a home. The state estimates each household's usage at 80 gallons per person per day. With those numbers, the state helps us determine the amount we must give back to the aquifers. This year's obligation was 11.85-acre feet. That's quite a bit more than last year's 10.17. How much water is an acre foot? It is approximately 326,000 gallons of water, or enough to cover one acre of land one foot deep. That's a lot of water. This just gives you an idea of how fast we are growing. As of now, all water has been released and we are set for the winter once again. Thank you to everyone who played a part in this year's release.

FROM YOUR MEMBER-AT-LARGE, CHARLES HOLZHEIMER....

Thank you for the honor of being selected to serve on the Ranch of the Rockies Board. I am fully retired from a career in law enforcement where I retired at the rank of Lieutenant. While an officer, sergeant and then lieutenant, I was heavily involved in community relations and served as everything from DARE officer to Public Information Officer. My wife and I moved to RORA after our two kids, a son and a daughter, were grown. Our current kids are our three Labradors. We have always wanted to live in the mountains so when the opportunity presented itself, we headed for the hills.

Now a full-time resident of the ranch, I have two pastimes that occupy a lot of my time. First, I am an avid woodworker and love to spend time in my shop. I feel that producing a meaningful piece of art isn't so much about imposing my will on the wood, but more a process of revealing the beauty and art that lies within each piece. This is how I view our ranch: the beauty is there already; we just need to make sure that beauty gets seen.

My second hobby is gaming. I love to solve a good murder mystery or figure out a new game, while having fun with friends and family. I look forward to working with the Board and the residents of the ranch in keeping this community a wonderful place to live. Please feel free to reach out to me if you have ideas or opinions on how to make our corner of this beautiful state a little better.



Ranch of the Rockies Assoc.

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Hartsel, CO 80449-8502
USA

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RORA FINANCIAL STATEMENT

September 30, 2021

Description	2021 Budget	YTD 9/30/21	Difference	2022 Budget
REVENUES BILLED				
1 2021 Dues/Late Fees Billed	172,000	169,120	2,880	232,190
2 Trash & Burn Pit Fees Billed	2,860	2,750	110	4,375
3 Covenant Violation Fees Billed		2,625	-2,625	
4 CORA Reimbursement Billed		0	0	
TOTAL REVENUES BILLED	174,860	174,495	365	236,565

REVENUES RECEIVED

5 Dues/Late & Admin Fees Received		173,084	-173,084	224,750
6 Interest Income	5,500	1,456	4,044	1,800
7 CORA Annual Fees	3,500	33	3,467	3,000
8 RV Storage Fees		926	-926	6,360
9 Grazing Fees		800	-800	2,000
10 Trash Card Fees		145	-145	
11 Covenant Violations Paid		1825	-1,825	
12 Misc. (Maps & Hats)		1269	-1,269	
TOTAL REVENUES RECEIVED	183,860	179,538	4,322	237,910

OPERATING EXPENDITURES

13 Accounting	16,975	12,735	4,240	17,484
14 Annual Meeting/Parties	3,000	1,085	1,915	2,500
15 Bank Charges	50	10	40	50
16 Contract Labor	2,122	170	1,952	2,000
17 Insurance	16,000	13,573	2,427	16,500
18 Miscellaneous	900	1,301	-401	1300
19 Office Expense	1,500	1,934	-434	2,000
20 Printing	4,120	1,761	2,359	3,000
21 Postage	2,600	694	1,906	2,700
22 Professional/Legal/Recording	5,000	422	4,578	5,000
23 Repairs/Maint.-Facilities	17,510	14,844	2,666	20,000
24 Reservoir	7,500	7,651	-151	8,000
25 Manager's Salary	26,500	19,872	6,628	27,295
25b Manager's Stipend				6,000
26 Payroll Taxes	2,600	1,478	1,122	4,500
27 Telephone	1,960	1,242	718	2,000
28 Trash/Toilets/RV Vaults	30,000	23,883	6,117	45,000
29 Ranch Truck/Fuel	5,000	5,383	-383	6,000
30 Utilities (Electric/Propane/Water Delivery)	10,300	8,907	1,393	12,000
31 Website & Internet	900	510	390	1000
TOTAL OPERATING EXPENDITURES	154,537	117,455	37,082	184,329

Description	2021 Budget	YTD 9/30/21	Difference	2022 Budget
CAPITAL EXPENDITURES				
32 Reservoir Repair/improvement*	10,000	83,750	-73,750	10,000
33 Office Equipment Computer	1,030	0	1,030	500
34 Pasture/Corrals/Arena	2,100	0	2,100	
35 Facilities Improvement **	15,000	5,283	9,717	25,000
TOTAL CAPITAL EXPENDITURES	28,130	89,033	-60,903	35,500
TOTAL EXPENDITURES	182,667	206,488	-23,821	219,829

NON-CASH EXPENDITURES

36 Uncollectible Accounts		1,899		
(Tax Deeds/Foreclosures/Write offs)				
37 Depreciation		0		

ASSETS AT PERIOD END

	1/1/2021	9/30/2021	Difference
Checking-Petty Cash	21,940	34,525	-12,585
Money Market Acct & CDs	468,313	429,758	38,555
Accounts Receivable	28,723	26,345	2,378
Land	1,256,243	1,256,243	
Building & Improvements	358,179	358,179	
Allowance for Depreciation	-306,896	-306,896	
Ranch Truck	33,457	33,457	
Allowance for Depreciation	-23,990	-23,990	
Machinery & Equipment	39,525	39,525	
Allowance for Depreciation	-17,283	-17,283	
Computer & Office Equipment	20,209	20,209	
Allowance for Depreciation	-16,767	-16,767	
Mailboxes	27,313	27,313	
TOTAL ASSETS AT PERIOD END	1,888,966	1,860,618	28,348
LIABILITIES AT PERIOD END			

SOURCES AND USES OF FUNDS

	2021 Budget		2022 Budget
Available Funds			
Projected revenues	183,860		237,910
Bank accounts	528,150		442,858
Total Available	712,010		680,768
Use of Funds			
Operating	145,356		184,329
Capital Projects	28,130		89,500
Water Augment Reserve	400,000		331,250
Truck Reserve	25,000		25,000
Emergency Reserve	113,524		50,689
TOTAL PROJECTED USES	712,010		680,768

*Repair of ditch line - \$83,750

**Ranch House remodel 2021 - \$5,283

For notes to the budget see website

Notes to 2021 RORA Financial Statements and 2022 Budget

1. Dues for 1498 Lots at \$155.00 per year in 2022, plus accrued late fees
2. Fees charged to non-members for use of Trash Compactor and Burn Pit; 2022 fee is \$175 per year
3. Covenant Violation Fines charged
4. CORA share of reservoir expenses based on 1992 agreement
5. Actual dues and accrued late fees received during the year
6. Interest earned on money market and CD accounts
7. CORA reimbursement received
8. RV Storage Lot fees received; 2022 fee is \$10 per month
9. Summer and winter pasture grazing fees received; 2022 fee is \$125 per horse per 6-month season
10. Additional Trash Compactor cards purchased at \$5.00 each
11. Covenant Violation Fees paid
12. Miscellaneous Income (includes sale of hats and maps)
13. Accounting fees paid to contract Accountant
14. Expenses for Annual Meeting/Picnic other scheduled events
15. Bank charges for Safe Deposit Box and other fees
16. Contract labor on as needed basis
17. Liability, workers comp and comprehensive coverage for RORA-owned property
18. Miscellaneous Expense (includes maps printing and hats purchase & stitching)
19. Includes paper, envelopes, toner cartridges, and other office supplies and expenses
20. Newsletters, ballots, phone directories and other printing expenses
21. Postage for newsletters, dues, correspondence, etc.
22. Attorneys' fees for legal advice, Park County Clerk filing fees and vehicle registrations
23. Maintenance of burn pit; snow plowing; miscellaneous plumbing; heating and repairs in buildings and grounds; Ranch office cleaning, kitchen and bathroom supplies
24. Stocking of fish, annual augmentation report to State, repairs and maintenance, signs, portable toilet, and trash removal
25. Base salary supplemented by use of the ranch house and utilities
- 25 b. Manager's housing stipend provided during ranch house repair
26. Includes employer's state and federal payroll and unemployment taxes
27. Office phone and partial reimbursement of Manager's cell phone
28. Monthly compactor lease and replacement of trash unit when full, and servicing portable toilets and RV dump tanks
29. Ranch truck repairs, maintenance, and fuel
30. Electricity, propane, and water delivery for ranch house, office, and pavilion
31. Costs of maintaining website, webcams, and internet service provider
32. Reservoir repairs & improvements
33. Replace office computers, printers and weather and security cameras as needed
34. Maintenance and improvements on pastures, arena, and stable areas
35. Maintenance and improvements on all areas as needed
36. Uncollectible accounts due to foreclosure, bankruptcy, or tax sale. Liens filed when more than 2 years in arrears. Releases filed when charges paid in full
37. Annual Depreciation on buildings, truck, equipment, computers, and office furniture