

January 4, 2019 Ski Ranches Owners Informational Meeting

WOW – what a great start to 2019. The Ski Ranches HOA meeting was well attended with around 60 HOA members (representing around 45 of our 201 lots) in attendance. So many attending were engaged in the meeting; great questions were asked, helpful viewpoints and preferences provided, and thanks given to the Board for their hard work. The feedback provided by those in attendance was critical in shaping the Board's next steps. For those of you who were not able to attend in person or over the phone, please review the materials discussed (attached to this email) and reach out to a Board member to have your questions answered or feedback heard. Overall, the HOA needs to have a majority of members in agreement to proceed on initiatives. Let's make it happen so we continue to make Ski Ranches a wonderful and desirable place to live.

The presentation from our meeting is attached; there were three main topics discussed which are summarized below along with the agreed upon *Actions* and *Next Steps*:

- (1) **2019 Budget** – increase of a couple hundred (on average) per HOA member to properly fund annual road maintenance. The total increase is \$50,000 for annual road maintenance bringing our total 2019 road maintenance budget to \$80,000. Last year we had to take money out of our Reserve (longer-term savings) account to fund annual road maintenance. We cannot do this again.
 - a. *Member Action: Please vote when the ballot is sent out later this month. If this budget is not approved, we will not be able to properly maintain our roads this year. Repairs are planned for sections of Wapiti, Skunk Creek & Quakey Lane. Delayed repairs are more costly and potentially dangerous.*

- (2) **Road Replacement** – the HOA needs to save around \$4 to \$5 million (\$5 to \$8.5 million adjusted for 3% inflation) over the next 15 years in order to replace our roads starting in 5 years and continuing over a 10 year period. We will only replace roads that need replacement and will coordinate with the Mountain Village waterline replacement project (a 25 year project starting this year). There are currently not enough funds in the HOA's budget nor will there be in the future to fund the road replacement project. Thus, to fund the shortfall the Board presented two options: An increase in HOA assessments and/or the implementation of a real estate transfer assessment (RETA) of 2%. Interestingly, Ski Ranches is one of the only neighborhoods in the area without a RETA. The surrounding neighborhoods have this assessment ranging from less than 1% to 4%. Most are in the 3% range. Those in attendance overwhelmingly agreed with the Board's recommendation for road replacement and using a 2% RETA to fund the shortfall. Realtors did not think this would impact future sales.
 - a. *Board Next Steps: The Board will engage our HOA attorney to develop RETA language for our Declaration including governance for use of RETA funds. The Board will create a proxy, a ballot, and schedule a meeting to vote for a 2% RETA (and highspeed internet discussed below).*
 - b. *Member Action: Please provide a proxy vote or attend and vote at the Board scheduled HOA meeting. (Proxy forms and instructions will be available at a later date).*

- (3) **Highspeed Internet Opportunity – Limited Time Offer:** Ski Ranches has the unique opportunity to upgrade to 1,000 Mbps (or 1 Giga-bits per second) internet speed (for around \$80/month) by joining Mountain Village's upgrade (to be installed 2019-2021). By committing to do so early this year, we can get highspeed internet at 1,000 Mbps for about the same monthly cost of what we are paying for our current service of 12 Mbps (around \$80/month). Furthermore, according to the FCC, only 8% of Americans have internet speeds of less than 25 Mbps. Our neighbors are all upgrading to have access to 1 Gbps as well. Those in attendance enthusiastically agreed that we need to upgrade not only for personal use, but to maintain competitive home rental and sales.

There are three components to the overall cost (based on current data provided by Mountain Village):

Infrastructure: \$728,475, owned by Ski Ranches. Financed by special assessment.

Owner Cost to Connect (Optional): A line running from the street to the home and internal equipment. The cost is around \$11 per foot (if done at time of the HOA infrastructure installation), so if your home connection point is 90 feet from the fiber at the street, your cost will be around \$990. You will also need to purchase an ONT device from Mountain Village for your main home as well as for any rental units (estimated cost of \$250 each). The Optical Network Terminal converts the fiber optic signal into separate signals for TV, voice, and data. Additional equipment a home may need to purchase (separately) to handle the higher speed internet includes a highspeed wireless router, a highspeed signal booster (if you already have one), and highspeed wiring.

Monthly Service through Mountain Village: Costs for 1 Gbps are very comparable to current costs for snail like internet today; around \$80 per month. Lower speed plans will also be available at a lower cost. Internet IPTV will also likely be available and possibly a phone service.

The cost to upgrade our infrastructure (based on our assessed values) is approximately between \$1,600 and \$12,000 per home and approximately between \$2,800 and \$6,000 per vacant lot. Several funding options were discussed with a special assessment being strongly preferred by those in attendance.

- a. Board Next Steps: *The Board will develop the paperwork needed for a special assessment and provide payment information and timing for each HOA member. The Board will also speak to a local bank in case an HOA member needs to borrow to make the necessary payments. The Board will continue to work with Mountain Village to finalize costs and service plans. The Board will create a proxy, a ballot, and schedule a meeting to vote for the highspeed internet (and the 2% RETA discussed above).*
- b. Member Action: *Please provide a proxy vote or attend and vote at the Board scheduled HOA meeting. (Proxy forms and instructions will be available at a later date).*

Again, many thanks to those who attended and participated in the meeting. Your input was invaluable and will help direct our next steps.

If you are interested in helping to get out the vote please contact a board member.

Please stay tuned for more information on the roads and high speed internet.

And vote for our 2019 budget so we can ensure we can complete the scheduled repairs this year.

Following is the list of Board members and their contact information.

Ski Ranches Board Member contact information				
	Name	Title	Email	Phone
1	Lukas Scheibler	President	lukas.scheibler@gmail.com	817-897-4113
2	Fran Berg	Vice President	fberg60@gmail.com	214-709-2320
3	Greg Malver	Secretary	gmalver@gmail.com	970-708-0765
4	Ray Bowers	Treasurer	ray@rvbowers.com	970-729-2278
5	Lynn Cranford		lcran2709@yahoo.com	281-467-6186
6	Dan Henschel		dan@danhenschel.com	970-708-2131
7	Rona Seams		rseams2000@yahoo.com	773-848-7800

Thank you and looking forward to a great future together for Ski Ranches.

Sincerely, Lukas Scheibler

President, Ski Ranches HOA