

Sunrise Ridge Homeowners: Minutes of 1/12/2017

The single largest issue discussed was the water usage and how member dues of \$250.00 paid per quarter has not been enough to cover that usage over the course of a year.

Please find attached the annual water usage report for each duplex billed in 2016. The only way to control the water usage is through our own due diligence.

As you can observe through this report some homeowners may use more water than others. To be fair to all it was suggested that each duplex be assigned an identical budget.

If the water use is over the budget for any given month then that overage would have to be paid by the homeowners of that duplex. We will discuss and vote on this issue at the next meeting.

In speaking with Fort Collins Utilities, their tier scale for usage has been adjusted more than once over the last few years and has affected our costs.

Our dues have not kept up with the rising expense. It was also mentioned that it may be prudent to have Robert Hurley from Sprinkler Technologies discuss at our next meeting how to conserve water. It was suggested that he set everyone's irrigation control box to identical settings to help with conservation and cost.

There were other issues discussed that also effect our budget, We have the irrigation start up expense for all homeowners as well as the fall blowout by Sprinkler Technologies.

We have to carry a liability insurance policy, and also the expense of the mowing that the city requires be done on Rock Creek. As you can see our HOA dues do not cover our expenses for the year.

Our bank account balance was \$50.00 prior to the recent first quarter dues that were received.

We will finalize once and for all the issue with the fencing, whether to stain the fencing or allow it to weather naturally at our next meeting.

Comments and feedback are welcomed.

Sincerely,
Bob Schonbrun