

The Legacy Ridge Condominium Association of Colorado Springs, Inc.

Darren@zandrmgmt.com / Devin@zandrmgmt.com

September 18, 2019

Dear Legacy Ridge Homeowner:

It's hard to believe another year has passed! Perhaps the singular most important aspect of running a Homeowners Association is participation by you, the homeowner. This participation encourages a sense of community and cooperation between all the Owners and keeps your Association strong. A strong Association is the key to maintaining your assets properly and protecting the rights and property values of each homeowner.

Your best chance to participate in the Legacy Ridge Condominiums of Colorado Springs is at the Annual Membership Meeting. Your Annual Membership Meeting is scheduled for:

**Thursday, October 3, 2019
6:00 p.m.
Sand Creek Police Station
4125 Center Park Drive, Colorado Springs, CO 80916**

Your attendance is important for several reasons. First, you get to meet your neighbors and find out how the Association is run. Second, you help create a quorum of voters so that the decisions made at the meeting are official, including the budget ratification. Finally, you get to choose which candidate fills the upcoming vacancy on the Association's Board of Directors. There is one position available for election to a three-year term. Any owner in good standing can volunteer. If you want to be placed on the ballot, please contact me at Darren@zandrmgmt.com.

Included with this notice are the agenda, current financial statements, the proposed 2019 budget and a proxy.

If you cannot attend, please return the enclosed proxy form assigning someone to attend and vote on your behalf. All proxies should be mailed to Z&R at the above address prior to the meeting but will also be accepted at the door.

The Board is responsible for all the Association's financial and contractual matters, so your vote is very important. If you have questions about the meeting or other Association matters, please feel free to contact me directly. See you at the meeting!

At the Direction of the Board of Directors,
Legacy Ridge CACS, Inc.



Darren Burns
Property Manager

Professionally Managed by:
Z&R PROPERTY
MANAGEMENT

6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918
Phone (719) 594-0506 • Fax (719) 594-0473

Agenda

LEGACY RIDGE CACS General Membership Meeting

October 3, 2019
6:00 p.m.
Sand Creek Police Station

Type of meeting: General Membership Meeting

Agenda Topics

A. Call to Order

1. Roll Call Conducted at Door
2. Certification of Proxies Conducted at Door
3. Proof or Waiver of Notice – Quorum = 20%
4. Approval of 2018 Annual Meeting Minutes

B. Reports

1. President's Report
2. Financial Report (2020 Budget) Veto = 67%

C. New Business

1. Introduction of Candidate(s)
2. Nominations From Floor
3. Voting for Board Member

D. Announcements

E. Adjournment

Legacy Ridge Condominium Association of Colorado Springs
Annual Meeting Minutes
October 4, 2018

Darren Burns called the meeting to order at 6:00 p.m. Present were:

Susan Murff	President
Richard Thorne	Secretary
Christy Nickels	Treasurer
Darren Burns	Property Manager
Devin Smith	Manager's Assistant

HOMEOWNERS PRESENT: There were 12 Owners present in person by proxy, so a quorum was not present.

MINUTES: The minutes of the 2017 Annual Meeting Minutes were reviewed and unanimously approved on a motion by Jesse Oesch.

PRESIDENT'S REPORT: Susan provided an extensive President's report that covered improvements throughout the year, and the fact that keeping the pool closed was allowing the Association to accumulate reserves faster.

FINANCE REPORT: Darren presented the financial report. Through August of 2018, the Association had \$5200 of current receivables and \$17,812 of other receivables which constituted personal judgements against Owners who'd lost their units to 1st mortgage foreclosures. The judgements are good for up to three years, after which time if not collected are written off to bad debt. Total reserves are just over \$110,000 and the Association is on pace to deposit \$59,213 for the year towards reserves. Through August, the Association is 6% over budget due to overages on insurance and legal expenses (FHA matters on oversized dogs).

NEW BUSINESS / ELECTION OF BOARD MEMBERS: Richard was thanked for his many years of selfless service on the Board of Directors. His term expiring was creating a vacancy. Darren opened the floor for volunteers and there were none. The vacancy will be appointed for a term through 2021 when a volunteer steps up.

There being no further business, the meeting was adjourned at 7:44 p.m.

In an organizational meeting after the adjournment of the Owners' meeting, officers were elected, and Board terms and expirations are as follows:

Susan Murff	President	<u>Board Term Expires</u> 2019
Christy Nickels	Secretary/Treasurer	2020
Vacant	Director at Large	2021

The organizational meeting adjourned at 7:48 p.m.

Christy Nickels
Secretary/Treasurer

Darren H. Burns
Property Manager

The Legacy Ridge Condominium Association of Colorado Springs

Balance Sheet

08/31/2019

Assets

Owner Receivables	7,207.48
Other Receivables	462.00
Cash Operating - First Bank	33,779.84
Reserves	
Reserve - First Bank	126,898.53
TOTAL Reserves	126,898.53

Total Assets

168,347.85

Liabilities

Owners Receivable Over Collected	5,695.98
Other Receivable Over Collected	200.00

Total Liabilities

5,895.98

Net Worth

Reserve Funds

Reserve Interest Earned	270.99
Reserve-Consolidated	146,166.29
Reserve Exp-Consolidated	(19,538.75)
TOTAL Reserve Funds	126,898.53
Working Capital	33,402.00
Retained Earnings	14,532.87
Net Income	(12,381.53)

Total Net Worth

162,451.87

Total Net Worth and Liabilities

168,347.85

The Legacy Ridge Condominium Association of Colorado Springs

Income and Expense Comparative Statement

From 08/01/2019 to 08/31/2019

	<u>August 2019</u>		<u>January to August</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Revenues							
Monthly Dues	16,325	16,292	130,600	130,336	264	195,504	186,204
Late fee-Nsf Charges	209	125	669	1,000	(331)	1,500	1,300
Returned Check Charges			100		100		
Total Revenues	16,534	16,417	131,369	131,336	33	197,004	187,504

Expenses

Operating Expenses

Accounting Fees				1,500	1,500	1,500	325
Administration Costs	181	246	1,663	1,968	305	2,950	2,600
Bad Debt			17,812		(17,812)		1,500
Electric	259	317	2,599	2,536	(63)	3,800	3,800
Fence/Wall Repair	106	150	376	1,200	824	1,800	1,800
Gas	12	12	103	96	(7)	150	144
General Mx and Repair	520	250	4,828	2,000	(2,828)	3,000	4,000
Gutter Repair		250	650	1,250	600	1,800	1,800
Insurance Property/Liability	2,070	1,917	18,558	15,336	(3,222)	23,000	20,000
Landscaping		200	170	900	730	1,000	1,000
Legal Expense	55	417	1,024	3,336	2,312	5,000	2,500
**Legal Reimb	(110)	(167)	(726)	(1,336)	(610)	(2,000)	(2,000)
Lawn Contract	1,185	1,250	9,309	10,000	691	15,000	13,800
Light (Electric) Maint/Repair	170	138	2,311	1,104	(1,207)	1,650	1,650
Management Fees	1,100	1,100	8,800	8,800		13,200	13,200
Pest Control		150		450	450	500	500
Sign Repair/Replacement				500	500	500	500
Snow Removal	1,058		6,745	5,000	(1,745)	7,500	7,500
Street Repair/Sweep		50		292	292	500	508
Sprinkler Repair	77	150	445	1,100	655	1,600	1,600
Trash	662	646	5,343	5,168	(175)	7,750	7,750
Tree Maintenance		110		810	810	810	810
Water	4,402	4,000	25,078	32,000	6,922	48,000	43,000
TOTAL Operating Expenses	11,747	11,186	105,088	94,010	(11,078)	139,010	128,287

Reserve Funding

	<u>August 2019</u>		<u>January to August</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Reserve Allocation Consolidated	4,833	4,833	38,664	38,664		58,000	59,213
TOTAL Reserve Funding	4,833	4,833	38,664	38,664	0	58,000	59,213
Total Expenses	16,580	16 ,019	143 ,752	132 ,674	(11 ,078)	197 ,010	187 ,500
Net Income	(46)	398	(12,383)	(1,338)	(11,045)	(6)	4

LEGACY RIDGE CONDOMINIUMS

2020 Annual Budget - 5% Increase

Pool CLOSED

	2017 Budget	2018 Budget	2019 Budget	2020 Budget	19 vs. 20 Budg. Delta	Comments
OPERATING INCOME:						
DUES	\$169,273	\$186,200	\$195,510	\$205,286	9,776	5% Increase
NSF/FINES/LATE FEES	1,300	1,300	1,500	1,000	(500)	Based on Actuals
GROSS INCOME:	\$170,573	\$187,500	\$197,010	\$206,286	9,276	
OPERATING EXPENSES:						
ACCOUNTING/TAX RETURN	325	325	1,500	400	(1,100)	Full Audit
ADMINISTRATION	2,300	2,600	2,950	2,950	0	Postage, Copies, etc.
BAD DEBT	2,500	1,500	0	0	0	
ELECTRIC	3,650	3,800	3,800	4,000	200	Pool Closed
FENCE REPAIR	2,400	1,800	1,800	1,000	(800)	
GAS (Pool)	300	144	150	0	(150)	Pool Closed
GENERAL MAINT. & REPAIR	3,000	4,000	3,000	3,000	0	Large rprs to reserves
GUTTER REPAIR / CLEAN	2,000	1,800	1,800	1,200	(600)	Twice per year
INSURANCE	18,500	20,000	23,000	25,000	2,000	Inc. Anticipated
LANDSCAPING (Extra)	1,000	1,000	1,000	500	(500)	
LAWN CONTRACT	13,800	13,800	15,000	15,000	0	
LEGAL	5,000	2,500	5,000	4,000	(1,000)	FHA Claims, etc.
LEGAL REIMBURSEMENT	(4,500)	(2,000)	(2,000)	(2,000)	0	
LIGHT MAINTENANCE	1,500	1,650	1,650	2,000	350	
MANAGEMENT FEE	13,200	13,200	13,200	15,200	2,000	1st Inc. in 5 yrs - 3%
PEST CONTROL	308	500	500	250	(250)	
POOL REPAIR	0	0	0	0	0	Pool Closed
POOL SERVICE	0	0	0	0	0	Pool Closed
SIGN REPAIR/REPLACE	200	500	500	286	(214)	
SNOW REMOVAL	9,000	7,500	7,500	7,500	0	
SPRINKLER REPAIR	1,300	1,600	1,600	1,000	(600)	Based on Actuals
STREET REPAIR/SWEEP	1,800	508	500	400	(100)	Major repairs 2018
TRASH	7,500	7,750	7,750	7,750	0	
TREE MX. (PRUNE/SPRAY)	800	810	810	850	40	
WATER	42,000	43,000	48,000	45,000	(3,000)	Individual Usage/Rates
TOTAL:	\$127,883	\$128,287	\$139,010	\$135,286	(3,724)	
RESERVE ALLOCATION :	\$42,690	\$59,213	\$58,000	\$71,000	13,000	New Roofs \$270,000
TOTAL BUDGET:	\$170,573	\$187,500	\$197,010	\$206,286	9,276	
SURPLUS / (SHORTAGE)	\$0	\$0	\$0	(\$1)		

<u>Unit Type</u>	<u>2016 Dues</u>	<u>2017 Dues</u>	<u>2018 Dues</u>	<u>2019 Dues</u>	<u>2020</u>	<u>Change</u>
1 Bedroom	\$139	\$146	\$161	\$169	\$177	\$8
2 Bdr. Flat	\$171	\$180	\$198	\$208	\$218	\$10
2 Bdr. Townhm.	\$190	\$200	\$220	\$231	\$242	\$11
3 Bedroom	\$211	\$221	\$244	\$256	\$269	\$13

Dues Calculator

<u>Unit Type</u>	<u># of Units</u>	<u>Owner %</u>	<u>2019</u>	<u>2020</u>
1 Bedroom 752	11	0.01035	\$169	\$177.06
2 Bdr. Flat 939	16	0.01274	\$208	\$217.94
2 Bdr. Townhm. 1054	46	0.01415	\$231	\$242.07
3 Bedroom 1172	2	0.0157	\$256	\$268.58
	75	100.00%		

The Legacy Ridge Condominium Association of Colorado Springs, Inc.

ANNUAL MEETING

October 3, 2019

OFFICIAL PROXY FORM

A. I hereby certify that I own, via recorded Deed, the following described property:

(UNIT ADDRESS)

B. I hereby appoint as my official Proxy, _____
to exercise my vote on any and all matters and subject that may come to the attention of
the Membership of The LRCACS at, and only at, the meeting of that body to be held on
October 3, 2019. *(Blank proxies will be assigned to the Board President.)*

Name: _____
(PLEASE PRINT)

Signed: _____

Date: _____

*Please give to your designated proxy or forward to: Devin Smith, Managing Agent, Z & R
Property Management, 6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918,*

Email – Devin@zandrmgmt.com Fax -(719)594-0473