

## 2017 ANNUAL /2018 SF BUDGET RATIFICATION MEETING

### NOTICE

The Annual / Budget Ratification Meeting of The Indian Peaks Filing #15 Homeowners Association will be held at 7:00pm November 1st, 2017 at the New Church of Boulder Valley located at 1370 Forest Park Circle.

This meeting is being held in accordance with the legal documents of the Association. The main purpose of this meeting is to ratify the 2018 budget. **The budget is based on SF assessments for the association increasing \$5/mo.** A copy of the Board-approved budget is included in the newsletter. The budget will be automatically ratified unless 51% of members entitled to vote appear at the meeting and vote to reject the budget.

The second purpose of this meeting is to elect two homeowners to the Board for a term of 3 Years. This is a volunteer position involving requested attendance to 6 Board meetings per Year. This is an excellent opportunity to get involved in the decision-making process of your community.

Additionally, information regarding upcoming events and improvements for the HOA will be provided.

This shall serve as official notice of the meeting in accordance with the legal documents of the Association.

#### **AGENDA ITEMS:**

- Call to Order
- Verification of Annual Meeting Notice and Quorum
- Budget Presentation / Ratification
- Election of Board Members (2 Positions Available)
- Open Forum (limited to 30 Minutes)

### **2018 Proposed SF Budget:**

**Anticipated Operating Cash as of 01/01/18** **\$51,861**

**Annual General Dues Income** **\$444,840**

Operating Expenses:

Electricity	\$ 840
Trash Removal	58,601
Insurance	10,600
Landscape Maint	53,110
Irrigation Maint	14,000
Grounds Repair/Maint	5,000
Tree Repair & Maint	4,000
Fence Repair & Maint	1,000
General Repair	500
Pet Waste Service	3,300
Snow Removal	21,700
MASTER HOA Expense	156,005
Mailings to Homeowners	600
Community Events	1,000
Funding of Reserves	90,000
Miscellaneous Exp	1,828
Management Fee	\$17,430
Legal Fee	1,000
Accounting / Tax Prep	1,860
Postage	941

**Total Expenses** **\$443,315**

**Anticipated Operating Cash as of 12/31/18** **\$53,386**

**Anticipated Reserves Cash as of 01/01/18** **\$426,503**

Interest Income	\$ 380
Transfers In	90,000
Concrete Repairs	(2,500)
Rock Wall Repairs	(13,500)
Irrigation System Rebuild	(30,000)
Irrigation Controller	(5,000)
Groundcover Replenish	(17,675)
EAB Tree Protection	(29,000)
Granite Path Replenish	(3,000)

**Anticipated Reserves Cash as of 12/31/18** **\$416,209**

**Annual Meeting Proxy—Please complete and return if you are Unable to attend the Annual Meeting**

**Indian Peaks Filing #15 HOA**  
**C/O Foster Management**  
**PO Box 6125**  
**Longmont, CO 80501**  
**PH:(303) 532-4148 FAX:(888) 697-8805**

**Items to be voted on at the Annual Meeting Include:**  
***Election of 2 Board Members***  
***Ratification of 2018 Operating Budget***

I hereby authorize \_\_\_\_\_ J. Harriman, A. Sirlin, M. Leist, R. Segel, or J. DeWitte (***CIRCLE ONE***) as a Board Member to cast ballots and/or vote on my behalf at the 2017 Annual / Budget Ratification Meeting of Indian Peaks Filing #15 HOA. This proxy and appointment includes the right of the proxy to substitute a successor proxy and the right of the proxy to vote at all adjourned meetings of the Annual/Budget Ratification Meeting as presently scheduled.

\_\_\_\_\_  
Unit Owner Name

\_\_\_\_\_  
Unit Owner Signature

\_\_\_\_\_  
Unit Address

\_\_\_\_\_  
Date

**NOTE: THIS PROXY MUST BE SIGNED AND DATED IN ORDER TO BE VALID**

If you cannot attend this meeting and would like to have another represent your vote, please insert the name of the attending Homeowner or Board member you would like to represent your interests. **Please mail or fax your completed proxy to the address listed above no later than 10/30/2017.**