



SPANISH PEAKS OWNERS ASSOCIATION

# ANNUAL MEETING

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December 29, 2016

# Meeting Agenda

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|--|------------------------------|
| <b>1. Call to order</b>                | Bayard Dominick, President   |
| <b>2. Prior Year's Meeting Minutes</b> |                              |
| <b>3. President's Report</b>           | Bayard Dominick, President   |
| <b>4. Manager's Report</b>             | Ben Holst, Exec. Director    |
| <b>5. ARC Report</b>                   | Norm Plaistowe, Chair        |
| <b>6. FY2016 Financial Review</b>      | Samantha Honatke, Accountant |
| <b>7. FY2017 Budget</b>                | Ben Holst, Exec. Director    |
| <b>8. New Business</b>                 | Bayard Dominick, President   |





# President's Report

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- 1. New faces in SPOA**
- 2. Spanish Peaks Water System**
  - Reserve Study Completed
  - Fund from Transfer
- 3. Amended Spanish Peaks Covenants**
  - Amendments approved
- 4. 2017 Dues Down**





# Manager's Report

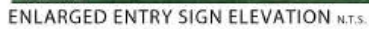
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1. Trail Improvements
2. Landscape Improvements
3. Weed Management
4. Forestry Management Plan
5. Speed Limit Study Next Steps
6. New Website
7. Upcoming Community Improvements

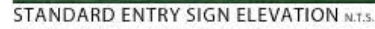




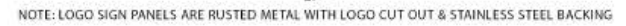
TYPICAL NEIGHBORHOOD ENTRY MONUMENT VIEW



NOTE: CONCRETE FOOTING AND MASONRY BASE TO BE COORDINATED WITH CONTRACTOR AND STRUCTURAL ENGINEER.



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NOTE: SIGN PANELS ARE RUSTED METAL WITH LETTERING CUT OUT & STAINLESS STEEL BACKING

### SIGN PANEL DETAILS

## NEIGHBORHOOD ENTRY MONUMENT DETAILS

# 2016 ARC Report

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## Norm Plaistowe, ARC Chair

	In Review	Under Construction	Finalized
Spring Creek Reserve	1		
Ranches		5	4
Elk Ridge	1		4
Wildridge		4	1
Ski Tip		1	
Remodel	1		2
Total	3	10	11



# Financial Report

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## 1. Balance Sheet

- Transfer account balance + \$199,204
- Reserve account fully-funded

## 2. Profit & Loss

- Transfer account expenditures (Wildridge Entrance shoulder repair, new trail from Clubhouse to Gatehouse, and speed study)

## 3. Budget v. Actual

- Developer subsidy down due to sale of Friends and Family lots
- Repairs and Maintenance \$150,000 for cairn replacement
- Road and Ditch Maintenance spent on additional Landscape Maintenance

## 4. FY2017 Budget



# New Business – Q&A

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# Thank you!

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