

Recent Trajectory of Governance at The Reserve on the Eagle River

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An editorial by Deb Forsline

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This month's newsletter is a little different. Instead of an attempt to inform, this is an editorial based on my own personal observations and expresses my personal opinions and questions.



My roles at The Reserve have evolved and begun to overlap as a result of my increasing involvement in our HOA. I began as a curious first time condominium owner, became a member of our Board of Directors, became committee chair for our Governing Documents Revision Committee, and then was asked to take on the role of Board President.

This is my assessment of the trajectory of our HOA over the past few years.

- A past Board moved the association from on site management to a management company with the rationale of saving money.
- After the fact, new legislation has made it nearly infeasible for all but the tiniest HOA's to have onsite property management.
- Our management company works with our Board to stay within budget, however, these are some of the realities we face:
 - An aging, somewhat neglected property,
 - Inherent costs of additional staff,
 - Requests from homeowners to resolve necessary maintenance issues in a timely manner,
 - Deteriorating Common Elements
 - Rising utility costs - primarily water,
 - Higher insurance costs due to a fire and a law suit,
 - Adding more items to our routinely scheduled maintenance project list i.e. sewer cleaning, in order for our property to remain viable in the housing market, as well as a safe and comfortable place to live,
 - Realizing the actual expense of staffing for opening and closing our pool on a daily basis
 - etc. , etc.

Feedback from homeowners has been overwhelmingly positive since McNeill Property Management has been contracted. The most commonly expressed accolades relate to quality of service, responsiveness to maintenance and management concerns, and good communication.

Relying on Dan's experience with multiple local properties and their Boards, our HOA has gradually begun adopting current common management and governance practices. Each of these governance and management contract expenses were approved by our BoD in 2015 with

the belief that we had reached a tipping point. As the economy began to recover, we needed to catch up with the times by (adopting CCIOA & updating governing docs) and putting systems in place that could protect our financial bottom line against revolving spending philosophies (contracting for a professional Reserve Spending Plan).

Our BoD took on these **two MAJOR endeavors** that greatly contribute to our Board's and future Boards' ability to responsibly guide The Reserve on the Eagle River:

- **The Governing Documents Revision Project** (you are probably tired of hearing about this, but we recently received our first draft of the Declaration from our attorney)
- **A professional Reserve Spending Plan** (my goal is for our Board to prioritize spending based on set criteria as a **Strategic Plan** is developed)

With no intention of offending anyone, this is my tongue in cheek, amateur graphic depicting what a reasonable **Strategic Plan** can accomplish at The Reserve.

Status quo Budgeting vs Future Focused Strategic Funding and Spending

My estimation of where we fit into the socioeconomic strata of 81632.



Van down by the river



Here we are now



Where we can be



Arrowhead

A **third Major need** has been identified. Previously, after the usual 3 bid process, a Master Landscape Plan was commissioned which included a schematic for replacing our irrigation system. In 2015, Grand Junction Pipe was contracted to provide a construction design for this irrigation system replacement, based on the schematic we provided. This design will be sent out for bid to at least 3 contractors. The Reserve Board and McNeill Property Management are investing time and money in gathering the necessary facts and figures to create a viable plan to fund **the necessary replacement of our patchwork irrigation system**. At some point, the Landscape Committee will present this plan to the community. More funds will be needed to begin working on the irrigation system replacement and any eventual implementation of our Master Landscape Plan. Conversation at Board meetings in the past year have focus on, initially, replacing the irrigation system and enhancing the entrance into The Reserve.

What do you think? Are we representing your interests?

Please keep in touch. The best way is to attend our monthly meetings.

Steve DeRaddo, our insurance representative, will be attending our March 21st meeting and answering our questions related to revisions to our Declaration that pertain to **whom pays for what – owners or the HOA?** A very important topic for every community member!

We have also invited our attorney, Kerry Wallace, to attend our March 21st meeting to address questions pertaining to Sections 1 – 8 of our 59 page Declaration Draft. We will ask her for guidance in tackling Section 4; which will establish firm, detailed boundaries regarding **Rules and Regulations and Use of Common Elements, in alignment with our Declaration**. You may want to hear these conversations, first hand.