

Game Trail Association



2020 Budget Presentation

Thanks

- Hundreds of volunteer hours have gone into getting us to this point
 - Road Task Force
 - Management Task Force – Judy Curran – Water System Management
 - Dick Sorce
 - RTF alternatives and cost estimates
 - GT budget history and proposed operating budget
 - GT capital budget
 - GT reserve analysis and policy update
 - Walt Lafford – Water
 - Annette Dickinson – past GT President
 - GT Board

A Look Back at GT Finances

Year	Revenue	Expense	Net
2016 actuals	\$252,222	\$215,543	\$36,678
2017 actuals	\$256,983	\$219,440	\$37,543
2018 actuals	\$266,362	\$208,770	\$57,591
2019 YTD actual (11/30)	\$264,398	\$244,733	

A Look Forward at GT Finances

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2017 actuals	\$256,983	\$219,440	\$37,543
2018 actuals	\$266,362	\$208,770	\$57,591
2019 YTD (11/30)	Actual \$264,398	Budget \$257,175 Actual \$244,733	
2020 Proposed Budget	\$262,650	\$319,285	(\$56,635)

WHOA – That's A Huge Increase in Expenses

- Where is \$62K increase in expense budget coming from?
 - Water Outsourcing is \$56,635
 - Request for quotations (RFQ)
 - Two bids received
 - Board received copy of bids 11/3/19
- This is a VERY unusual year – a huge shift in two areas
- Why Road Maintenance? Road Task Force discussed this
- Why Water Outsourcing?
 - Volunteers have run the water system the past 17 years
 - Diminishing volunteers
 - Growth in homes (15 per year)
 - Aging infrastructure
 - The most critical GT asset

Projected Budget Shortfall

- Need to increase revenues by \$56,635 to have balanced budget
- Don't fund reserves in 2020
- Must increase annual dues
 - 440 lots
 - 279 homes
- Dues have been low
 - Road maintenance less than what was needed
 - Water system run for 17 years by volunteers

How To Allocate Cost of Water Outsourcing

- Key issue: allocation between 440 lots and 279 homes
- 7 different scenarios were evaluated
- Principles
 - Allocation to beneficiaries
 - Fairness
- Water system benefits both lot owners and home owners
- Existing dues are close to 2:1 ratio (home:lot)
- Recommendation: Increase dues by same percentage to achieve revenue needed

Looking at Dues For 2020

	2019 Dues	Balance Budget Increase	% Increase	Adjusted Dues	Road Maint Increase	2020 Dues	\$ Increase
LOTS	\$375	\$81	21.56%	\$456	\$105	\$561	\$186
HOMES	\$725	\$156	21.56%	\$881	\$105	\$986	\$261

Fall 2019 GT Newsletter President's Article

“That said, and as part of the RTF work this year, we are taking a look at what annual operating budget and reserve funding adjustments are needed to handle the road and water system projects. It is likely that there will be annual fee adjustments and possibly a one-time assessment to bring the financial resources into line with the needs. This will all be done in a very open and transparent way with the GTA members.”

Road Improvement Assessment Cover Letter

“Additionally, the Board will be considering a 5-year, tiered increase to our annual dues beginning January 2020 in accordance with Article X of the Bylaws of Game Trail Association, Inc. This increase will be \$106 for each lot in January 2020 and an additional \$30 each year per lot for the following 4 years, 2021-2024. This increase will include the maintenance required for the newly restored roads into the future, as well as to cover other increases in GTA common property expenses. Game Trail dues have remained very low due to the responsible fiscal management of prior HOA boards as well as the high level of expertise and volunteerism that comes from within our community. However, the time has come when some of our expenses must be covered by higher fees in order to maintain the beauty and viability of our neighborhood.”

Assessment Voting & Budget News 11/25/19

“The need for a major change in management of the water system is the result of volunteers no longer being able to devote the time and effort needed to manage a water system serving 440 lots, on which there are currently 279 homes. We must move to outsourcing much of the water system management effective 1/1/2020. This will result in about \$65K additional operating costs in the 2020 budget. The current dues will not support the additional outsourcing required dollars. As a result, increased revenues to offset the increased expenses will be allocated across the 440 lots and 279 homes.”

Other HOA Fees

HOA	Lot	Home	Roads	Central Trash	Central Water
Meadow Lakes	\$546		Yes	Yes	No
Trail West	\$520	\$860	Yes	No	Yes
Mesa Antero	\$90	\$610	No (County)	No	Yes
Buffalo Hills	\$400		Yes (paved)	No	No
Ranch of The Rockies	\$110		No (county)	Yes	No
The Reserve	\$1102		Yes	No	No

Budget Development Calendar

- 11/2/19
 - 11/3/19- 11/20/19
 - 11/20/19
 - 11/21/19
 - 11/25/19
- Bids for Water System Management reported to board
 - Clarify Walt, Water Committee, and contractor responsibilities; clarify bids
 - Board Budget Meeting
 - Road Improvement Assessment Vote Ends
 - Board Budget Meeting
 - Assessment Vote and Budget News email sent out

Water System Overview

MANAGEMENT

- Financial – develop budget and approve expenditures
- Coordination – Water Committee, contractors
- Record keeping
- Reporting – monthly, quarterly, annual
- Attend board meetings
- Manage Inventory – spare parts, new meters
- Planning for the future – improving automation, reducing manual tasks, capacity planning, renovation of infrastructure

INFRASTRUCTURE

- Wells
- Storage Tanks
- Distribution – pipes, valves, pressure reducers
- Hydrants
- Documentation
- Respond to infrastructure problems

OPERATIONS

- Monitor water consumption – read the meters
- Monitor well operation and flow
- Monitor tank flow
- Chlorine testing
- Respond to homeowner problems
- Respond to alarms
- Install new meters