

Delagua Canyon Ranches POA  
c/o Century Financial Group  
109 West Main Street  
Trinidad, CO 81082

July 7, 2024

Subj: Proposal For a Special Assessment

Dear Delagua Canyon Ranches Property Owners

The Board of Directors has had continuing discussions for several years about the need to raise additional funds to repair and maintain the roads in a safe and comfortable manner. The entire budget for the Association comes from the annual dues paid by member property owners. The majority of the funds goes to road maintenance and repair of the roads, as well as annual fees for POA insurance of approximately \$1000 and \$2700 for bookkeeping fees. Also, needed repairs to the gates.

There are 79 full lots and one 1/2 lot in the development. Annual income expected currently is:

46 Improved lots @	\$368.00 =	\$19,504.00
33 Unimproved lots @	301.00 =	7,826.00
1 Half Lot @	184.00 =	<u>184.00</u>
		\$27,514.00

We have met with contractors about road maintenance/improvements and it's clear that we do not have an adequate budget to make the absolutely necessary maintenance let alone any money for improvements. Current estimates are that it will cost from \$7,000 to \$10,000 to do basic annual maintenance. Maintenance (grading and clearing ditches) should be done at least twice per year. Severe weather will necessitate additional costs. Snow removal averages \$5000 to \$6000 each year, leaving little funds available for improvements. If improvements aren't made, the roads will continually deteriorate. Many sections of the road are in need of road base and/or gravel while the current budget only allows for 2 to 3 sections (approx. 300'-400' each) of the approximate 11 miles of road that need repairs. Cost per section is about \$4,000.00. There are some areas that are hard enough and have rock so no repair is needed, but there are areas that never had any gravel, etc., so they become deeply rutted when wet and require grading to get rid of ruts.

Our proposal is to ask for a special payment in the amount of \$500.00. We will be asking for your approval with a vote at a meeting called for this purpose immediately following the Annual Meeting on August 10, 2024. We urge you to attend in order for your voice to be heard.

Delagua Canyon Ranches Board of Directors  
Rhonda Greene, Interim President  
Misty Garegnani, Secretary  
Dennis Garegnani, Member  
Sharon Bieganowski, Member  
Ralph Dugger, Member  
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