

ANGLER MOUNTAIN RANCH HOMEOWNERS ASSOCIATION
Townhomes Neighborhood Annual Meeting

Saturday, June 5, 2021; 12:45 PM to 2:45 PM MDT

PLEASE NOTE: Due to concerns for restrictions on social gatherings, this Annual Meeting is by Video Teleconferencing only. NO PHYSICAL MEETING.

Join Zoom Meeting

<https://us02web.zoom.us/j/87989132101?pwd=WEadc1RoU2RuQUVHalJpclgxTnpFdz09>

Meeting ID: 879 8913 2101

Passcode: 674878

One tap mobile

Find your local number: <https://us02web.zoom.us/j/87989132101?pwd=WEadc1RoU2RuQUVHalJpclgxTnpFdz09>

NOTICE

As per the Angler Mountain Ranch Homeowners Association governing documents, and Colorado statute, let it be known that the Townhomes Neighborhood Committee has called the **Townhomes Neighborhood Annual General Meeting of the Membership** to be held at the time. All neighborhood members are invited to attend and/or speak at this meeting after being recognized by the chair.

AGENDA

- I. Call to order
- II. Introduction of those present, proxy certification and determination of quorum
 - Proof of notice of meeting
- III. Approval of Agenda
- IV. Approval of Annual Minutes - 2020.06.06
- V. President's Report
 - THNC changes the past year
 - Common Terms Review
 - Discussion: THNC Future
- VI. Financial Review
 - Balance Statement and Profit/Loss Statement ending April 30, 2021
 - 2021-2022 Review and Ratification of Approved Townhomes Budget
- VII. Committee Updates: Landscaping / Social
- VIII. Old Business
 - Maintenance Overview
 - Landscaping Maintenance Overview
 - Asphalt
 - Painting
- IX. New Business
 - EB Annual Meeting after our THNC meeting today starting at 3pm
 - Lawn Damage / Damselfly Dirt Pile
 - Adjacent new developments
- X. Election of members to Townhomes Neighborhood Committee – 3 positions open for election.
- XI. Homeowner forum – please keep comments to 3 minutes
- XII. Next Meeting Date

ANGLER MOUNTAIN RANCH TOWNHOMES
RED MOUNTAIN MANAGEMENT REPORT FOR 2021 ANNUAL MEETING

Dear Angler Mountain Ranch Townhomes Owners,

Another year has passed with much difficulty for so many people. I am glad that we were able to service the neighborhoods through all the Covid-19 restriction times. We appreciate greatly your business.

Sheila Skaggs is your Community Association Manager working with Red Mountain Community Management (RMCM). Josh Shramo is the owner of RMCM. Jasmine Hupscy is the Onsite Coordinator for RMCM. Per the contract with Angler Mountain Ranch, we were handling the accounting and onsite services for the community. As of July 1, 2021, the Executive Board has decided to engage an HOA accounting firm with MSI of Denver. We will still provide you with all other aspects of community association management.

After many negotiations with the Executive Board and the Townhomes Neighborhood Committee members we decided to LOWER the management fees for this next fiscal year to help accommodate the fees for the new accounting firm. The Executive Board created the allocation of management and accounting fees to the different neighborhoods based on each neighborhood's individualized service needs.

Our goal has been and is always to service the community within your structure of three neighborhoods under one common executive level. Each neighborhood has different needs with vendor management, building maintenance, landscaping, and governance. While this is cumbersome at times, the Executive Board has streamlined the roles and responsibilities of the management company and neighborhoods. We thank them for the extreme efforts to get this done.

Summer Projects:

2021 cycle painting – starts on May 12

Asphalt crack sealing and sealcoat and two driveway repairs

Pavers and retaining wall repairs

Weed spraying

Please do not hesitate to contact me if you have comments or questions.

Sheila A. Skaggs, CMCA, CAM

719-201-4466

sheilas@redmountaincm.com

Red Mountain Community Management Office: 970-281-2297

To my fellow townhome owners:

I sincerely ask that you make every effort to attend this years Annual Meeting for the townhomes followed by the Annual Executive board meeting. I feel there is very important information that every owner needs to understand concerning the budget and other issues that are before us this coming fiscal year. Your attendance ensures your understanding and voice in the future of our community.

We also encourage your participation in the THNC by volunteering to be a part of the committee. There is also a critical at large seat opening up this year at the Executive Board level. We need to make sure this is filled by someone from the townhomes so that our needs are heard and acted upon at the Executive Board level.

If you can't attend please provide your proxy (included in this packet) to another owner for voting at the meeting.

Mary Harmeyer

President, THNC

maryharmeyer@gmail.com

FY22 Townhomes Budget Overview and Comments
May, 2021

In connection with the proposed fiscal year 2022 Townhomes budget, here are some overall comments and narratives on various cost categories.

Rest assured, the Townhomes Neighborhood Committee (THNC) representatives have diligently discussed and debated the budget information presented below and attached. If anyone would like to discuss the budget or has questions, please contact Alan Hale, THNC treasurer [thnc.treasurer@gmail.com, (719) 244-7989] or any THNC member.

The following information is presented to provide insights into the budget variables such as maintenance (e.g., painting and landscaping), services (e.g., trash and snow removal), reserve funding (e.g., future roof replacements), and other (e.g. insurance and property management).

Overall FY22 budget highlights:

<u>Monthly dues</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	Proposed <u>FY22</u>	FY21 vs FY22 <u>% +/-</u>
Operating	\$ 267	\$ 269	\$ 271	\$ 305	12.5%
Reserves	31	154	159	165	3.8%
Common	<u>22</u>	<u>22</u>	<u>15</u>	<u>15</u>	<u>-</u>
Total	<u>\$ 320</u>	<u>\$ 445</u>	<u>\$ 445</u>	<u>\$ 485</u>	<u>9.0%</u>

Operating dues change highlights:

Operating expense increases as shown in the attached and discussed below are driving the need for higher operating dues.

\$18k tree removal and landscaping expenses

- \$10k of tree removal and replacement expense is included to address roughly a third of the community’s sixty “problem trees”. Left unaddressed, the roots of these narrow leaf

cottonwoods will cause nearby asphalt and brick paver surfaces to buckle.

- \$8k driven by expected increase in weed management, irrigation system repairs due to age (e.g., valve and head replacements) and full responsibility for Bald Eagle streetscape costs to THs (\$4k previously shared by AMR)
- No mulch costs are in the upcoming budget. Funding of mulch remains open pending further analysis. Members are welcome to add mulch in similar color to their bed areas at their own expense.

\$13k in painting expense

- Necessary to maintain the 4-year painting cycle for exterior painting and seal coating.
- Cost reduction opportunity remains ahead in the form of a change in painting algorithms involving partial painting of units (e.g., sun exposed areas) every four years and less often for other parts of units (protected sides). Expect this initiative to be difficult to design and manage so it's not yet possible to budget for cost savings.

\$10k management and accounting services increase

- \$5k to obtain proper accounting services
- \$5k for higher quality management services
- Discussions are ongoing with the AMR executive board aimed at initiating a community-wide consensus building process to evaluate service level specifications, service performance, and cost allocations for different AMR entities.

\$6k insurance increase

- Due to higher claims stemming from last year's record Colorado fire season, agent advises to expect a 15% rate increase upon policy renewal effective Nov 1
- This cost category is managed at the executive board level and is presumably subjected to normal due diligence (competitive bids, deductible considerations, etc.)
- Ongoing efforts to evaluate AMR policy 111 to determine if it remains the best framework for coverages, premium costs and loss risks.

\$5k building repair and maintenance increase

- Increase driven by roof leaks which are rising in correlation to the age of roofs
- A proactive approach to inspect and perform repairs to avoid more costly leak repairs is currently being followed

\$3k asphalt maintenance increase

- Relates to normal crack seal, patch repair, and seal coat for asphalt surfaces.
- Future seal coating frequency should be re-evaluated for whether the cost is justified by surface protection and/or aesthetic improvement

\$1k snow removal increase (FY22 = \$62k vs FY21 = \$61k)

- This expense includes a \$24k allowance for hand shoveling of snow from walkways and in front of garage doors where the front loader can't easily approach. Remaining \$38k relates to road and driveway snow removal (\$33k), ice dam removal (\$4k) and snow stakes (\$1k)
- Preliminary discussions aimed at reducing or eliminating hand shoveling expense have begun. Possible cost reductions include excluding snowfall amounts less than 6", eliminating member walkway hand shoveling entirely, or providing an opt-in service at an extra cost. Each snowfall measuring 4" currently drives approximately \$2,000 of hand shoveling cost.

\$(4)k decrease in legal expense

- No legal costs are anticipated.
- Anticipate any legal matter to be administrative in nature and therefore handled at the common entity level

\$(8)k decrease in miscellaneous expense

- This category has typically been budgeted as a cushion for unanticipated expenses and has been reduced from \$9k to \$1k
- Need to monitor and increase as future budget conditions warrant

In addition to the above operating expense categories, an additional

\$8k of dues are needed to reduce the operating deficit from \$(8)k to \$0.

- Need to operate closer to break even. Operating funds are adequate, but need to remain relatively stable (i.e. can't sustain long term operating deficits)

The above operating expense categories generate a need for \$52k in additional operating revenues, or \$34/mo in dues. Further details (e.g., budgeted expenses by month, by account) for THs FY22 budget are available and are not presented here for the sake of brevity.

Reserve dues:

A reserve dues increase from \$159/mo to \$165/mo is proposed to maintain adequate funds for longer term refurbishment and replacement projects. A summary worksheet showing the underlying assumptions and a schedule of future annual reserve outlays is attached. A full reserve study is available at amrhoa.com.

Common dues:

The AMR executive board has recommended no change in common dues and will remain at \$15/mo.

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Townhomes Reserve dues - FY22 worksheet								updated:			
Monthly dues											
Assumptions				Monthly dues		July 2019	FY20 - effective 8/1/19	FY21	FY22		
fy21 Monthly Dues \$159				Operating		267	269	271	305		
Special Assessment 0				Reserve		31	154	159	165		
Interest - average 0.05%				Common		22	22	15	15		
Annual dues increase 4.65%						320	445	445	485		
Inflation - building 3.75%											
Fiscal year ending	"100%" starting fiscal year balance	Current/forecasted starting balance	Annual dues	Operating transfer / Special Assessment	Interest Income	Reserve Expenses per study	Current/ forecasted year-end balance	130% of following year's expenses	shortfall to 130% policy	Actual % of following year's expenses	Monthly reserve dues
		plus b,c,d , e	b	c	d	e					
2020	1,238,353	437,849	219,075	73,881	6,756	-	737,561	26,104	-	n/a	154
2021	1,515,902	737,561	242,316	12,000	4,500	(20,080)	976,297	-	-	n/a	159
2022	1,772,160	976,297	251,460		551	-	1,228,308	-	-	n/a	165
2023	2,087,385	1,228,308	263,200		680	-	1,492,188	-	-	2880%	173
2024	2,423,760	1,492,188	275,400		815	-	1,768,403	51,805	-	1543%	181
2025	2,782,427	1,768,403	288,200		946	(39,850)	2,017,699	114,608	-	404%	189
2026	3,123,243	2,017,699	301,600		1,062	(88,160)	2,232,201	499,909	-	n/a	198
2027	3,437,135	2,232,201	315,600		1,099	(384,545)	2,164,355	-	-	3606%	207
2028	3,466,107	2,164,355	330,300		1,165	-	2,495,820	60,024	-	207%	217
2029	3,906,345	2,495,820	345,700		1,323	(46,172)	2,796,671	1,205,799	-	4329%	227
2030	4,326,824	2,796,671	361,800		1,257	(927,538)	2,232,190	64,610	-	3330%	237
2031	3,860,725	2,232,190	378,600		1,198	(49,700)	2,562,288	67,032	-	3257%	248
2032	4,300,427	2,562,288	396,200		1,367	(51,563)	2,908,292	78,672	-	167%	260
2033	4,767,679	2,908,292	414,600		1,543	(60,517)	3,263,918	1,740,348	-	n/a	272
2034	5,256,643	3,263,918	433,900		1,406	(1,338,729)	2,360,495	-	-	155%	285
2035	4,451,785	2,360,495	454,100		1,294	-	2,815,889	1,526,321	-	178%	298
2036	5,020,186	2,815,889	475,200		1,233	(1,174,093)	2,118,229	1,586,147	-	922%	312
2037	4,406,836	2,118,229	497,300		878	(1,220,113)	1,396,294	229,652	-	144%	326
2038	3,738,358	1,396,294	520,400		784	(176,655)	1,740,823	968,097	-	1934%	341
2039	4,143,606	1,740,823	544,600		820	(744,690)	1,541,554	89,989	-	154%	357
2040	3,991,526	1,541,554	569,900		896	(69,222)	2,043,128	1,000,524	-	130%	374
2041	4,551,984	2,043,128	596,400		978	(769,634)	1,870,872	1,575,950	-	n/a	391
2042	4,424,880	1,870,872	624,100		788	(1,212,269)	1,283,491	-	-	184%	410
2043	3,852,551	1,283,491	653,100		805	-	1,937,396	698,721	-	1583%	429
2044	4,535,970	1,937,396	683,500		1,005	(537,478)	2,084,423	122,370	-	593%	448
2045	4,707,593	2,084,423	715,300		1,198	(94,131)	2,706,790	351,551	-	742%	469
2046	5,366,593	2,706,790	748,600		1,473	(270,424)	3,186,439	364,735	-	n/a	491
2047	5,889,157	3,186,439	783,400		1,719	(280,565)	3,690,993	-	-	n/a	514
2048	6,443,366	3,690,993	819,800		2,050	-	4,512,843	-	-	179%	538
2049	7,332,861	4,512,843	857,900		2,471	-	5,373,214	2,517,891	-	n/a	563
2050	7,332,861	5,373,214	897,800		2,427	(1,936,839)	4,336,602	-	-	n/a	589

Projected Reserve Expenditures For Angler Mountain Ranch Townhomes

Year	Asset ID	Asset Name	Projected Cost	Total Per Annum
2020		No Expenditures Projected		\$0
2021	602	Concrete Pavers/Brick - Major Repair	\$38,906	\$38,906
2022		No Expenditures Projected		\$0
2023		No Expenditures Projected		\$0
2024		No Expenditures Projected		\$0
2025	502	Garage Doors - Reface (Ph 1)	\$39,850	\$39,850
2026	121	Heat Tape - Replace (PH3)	\$88,160	\$88,160
2027	121	Heat Tape - Replace (PH4)	\$91,466	
	602	Concrete Pavers/Brick - Major Repair	\$48,523	
	609	Unit Decks - Replace (PH1)	\$244,556	\$384,545
2028		No Expenditures Projected		\$0
2029	502	Garage Doors - Reface (Ph 2)	\$46,172	\$46,172
2030	105	Comp Shingle Roof - Replace (2008-11)	\$927,538	\$927,538
2031	502	Garage Doors - Reface (Ph 3)	\$49,700	\$49,700
2032	502	Garage Doors - Reface (Ph 4)	\$51,563	\$51,563
2033	602	Concrete Pavers/Brick - Major Repair	\$60,517	\$60,517
2034	105	Comp Shingle Roof - Replace (2012-14)	\$1,150,872	
	401	Asphalt - Major Overlay (PH1)	\$187,857	\$1,338,729
2035		No Expenditures Projected		\$0
2036	105	Comp Shingle Roof - Replace (2015-2016)	\$1,033,803	
	120	Gutters/Downspouts - Replace (PH3)	\$12,895	
	121	Heat Tape - Replace (PH3)	\$127,395	\$1,174,093
2037	105	Comp Shingle Roof - Replace (2016-2017)	\$1,037,628	
	120	Gutters/Downspouts - Replace (PH4)	\$18,151	
	121	Heat Tape - Replace (PH4)	\$132,172	
	803	Mailboxes - Replace	\$32,161	\$1,220,113
2038	401	Asphalt - Major Overlay (PH2)	\$176,655	\$176,655
2039	602	Concrete Pavers/Brick - Major Repair	\$75,475	
	609	Composite Deck - Replace (PH2)	\$316,997	
	1602	Exterior Wall Mount - Replace	\$352,218	\$744,690
2040	502	Garage Doors - Reface (Ph 1)	\$69,222	\$69,222
2041	609	Composite Deck - Replace (PH3)	\$769,634	\$769,634
2042	401	Asphalt - Major Overlay (PH3)	\$358,227	
	609	Composite Deck - Replace (PH4)	\$854,042	\$1,212,269
2043		No Expenditures Projected		\$0
2044	502	Garage Doors - Reface (Ph 2)	\$80,204	
	609	Unit Decks - Replace (PH1)	\$457,274	\$537,478
2045	602	Concrete Pavers/Brick - Major Repair	\$94,131	\$94,131
2046	121	Heat Tape - Replace (PH3)	\$184,091	
	502	Garage Doors - Reface (Ph 3)	\$86,332	\$270,424
2047	121	Heat Tape - Replace (PH4)	\$190,995	
	502	Garage Doors - Reface (Ph 4)	\$89,570	\$280,565
2048		No Expenditures Projected		\$0
2049		No Expenditures Projected		\$0
2050	105	Comp Shingle Roof - Replace (2008-11)	\$1,936,839	\$1,936,839



PROXY

**ANGLER MOUNTAIN RANCH HOMEOWNERS ASSOCIATION
Townhomes Neighborhood Committee (THNC) aka "Board" Meeting
Saturday, June 5, 2021; 12:45 PM to 2:45 PM MDT**

If you are unable to attend in person, please complete and return this proxy, via email, fax or mail to the following address in time to be received prior to the meeting date and time.

Red Mountain Community Managers, Sheila Skaggs
P.O. Box 915, Silverthorne, CO 80498
sheilas@redmountaincm.com
719-201-4466

I, (print your name) _____ having an address in the Association of
(print your address) _____ and being a member in good standing of
the Angler Mountain Ranch Homeowners Association, under the provisions of the legal instruments
of that corporation, do hereby grant my proxy to the following individual for the following votes.

PLEASE ASSIGN YOUR PROXY:

_____ 1. I grant my proxy to the President of the Townhomes Neighborhood Committee, or his/her
designated assignee, of the Angler Mountain Ranch.

_____ 2. I grant my proxy to _____ (If you prefer, please name another
individual who will carry your proxy to the meeting to vote on your behalf.)

I ratify the 2021-2022 Townhomes Budget

I **do not** ratify the 2021-2022 Townhomes Budget

This proxy, which is executed for the Angler Mountain Ranch Townhomes Neighborhood
Membership described above, and all adjournments thereof, carries with it full right to the proxy
holders to cast his/her vote(s) as he/she sees fit, and to represent me on any matter or resolution
which may come before the meeting and take any other action which I could personally take if
present at this meeting.

**THIS PROXY SHALL REMAIN IN EFFECT FOR THIS MEETING UNTIL REVOKED BY ME.
PLEASE NOTE: AS EACH UNIT IS ALLOCATED ONE VOTE, CO-OWNERS MUST
COORDINATE AND RETURN ONLY ONE PROXY PER UNIT. IF MULTIPLE PROXIES ARE
RECEIVED, THEY WILL BE REJECTED.**

Signature _____ Date: _____



ANGLER MOUNTAIN RANCH HOMEOWNERS ASSOCIATION

Annual Community Wide Members (Executive Board) Meeting

Saturday, June 5, 2021; 3:00 to 5:00 PM MDT

PLEASE NOTE: Due to concerns for restrictions on social gatherings, this Annual Meeting is by Video Teleconferencing only. NO PHYSICAL MEETING.

Join Zoom Meeting

<https://us02web.zoom.us/j/85060137899?pwd=TDQ5VHgxK1pjMGhBZWpFSTViTmdEQT09>

Meeting ID: 850 6013 7899

Passcode: 024843

Find your local number: <https://us02web.zoom.us/u/kbmoo0NRhj>

NOTICE

As per the Angler Mountain Ranch Homeowners Association governing documents, and Colorado statute, let it be known that the Executive Board has called the **Community Wide (Executive Board) Annual General Meeting of the Membership** to be held at the time and location noted above. All neighborhood members are invited to attend and/or speak at this meeting after being recognized by the chair.

AGENDA

- I. Call to order
- II. Introduction of those present, proxy certification and determination of quorum
- III. Proof of notice of meeting
- IV. Approval of Minutes Annual Meeting 2020.06.06
- V. President Report
- VI. Management Report
- VII. Financial Review
 - Balance Sheet and Profit Loss Statements ending April 2021
 - 2021-2022 Commons Budget Ratification
- VIII. Committee Updates
 - Lake Committee update
 - Yacht Club Committee update
- IX. Rules and Regulations
- X. Summary
- XI. New Business – new decisions
 - a. Election of Directors to Executive Board –1 At Large (must be from Cabins or Townhomes)
- XII. Next Annual Meeting Date
- XIII. Adjournment

AMR Commons 2021/2022 Budget Draft

	Budget 2021-2022	Jul '20 - Feb 21	YTD Budget	\$ Over Budget	Annual Budget	Comments	
Ordinary Income/Expense							
Income							
Operating Income							
40000 · Dues	41,040.00	31,450.00	26,600.00	4,850.00	39,900.00	Assuming no Operating Dues Increase Reservation charges if YC opens this summer and stays open Contribution from WAST to Operating Dues of \$7.00 x 29 units by June 2021	
40010 · Yacht Club Charges	1,000.00	400.00	1,100.00	-700.00	1,100.00		
40060 · Waters at Silver Trout	2,436.00	2,340.00	896.00	1,444.00	1,344.00		
40061 · Commons Operating Dues		0.00	0.00	0.00	0.00		
40085 · YC Boat Storage- '20-'22	6,125.00	3,450.00	6,125.00	-2,675.00	6,125.00		No increase
40200 · Operating Interest	0.50	0.16					
Total Operating Income	50,601.50	37,640.16	34,721.00	2,919.16	48,469.00		
Total Income	50,601.50	37,640.16	34,721.00	2,919.16	48,469.00		
Gross Profit	50,601.50	37,640.16	34,721.00	2,919.16	48,469.00		
Expense							
Operating Expense							
Administrative Expenses							
50004 · Legal/Professional	6,000.00	7,579.50	4,000.00	3,579.50	6,000.00	Increase for legal - Ex Rules, Insurance, etc. jfor EB use only Assumed Zoom and digital distribution of no hard copies at Annual, but includes transition costs of to new accounting system	
50050 · Administrative	3,500.00	0.00	1,500.00	-1,500.00	2,500.00		
50210 · Insurance	12,000.00	6,326.69	6,233.32	93.37	9,350.00		AMR Insurance rates with AM FAM is increasing 15%, bridge insurance TBD
Total Administrative Expenses	21,500.00	13,906.19	11,733.32	2,172.87	17,850.00		
Building Maintenance							
50290 · Security & Fire Safety	2,000.00	0.00	525.00	-525.00	525.00	Quote from for inspection of fire suppression system and extra \$ for parts.	
Total Building Maintenance	2,000.00	0.00	525.00	-525.00	525.00		
Grounds Maintenance							

	Budget 2021-2022	Jul '20 - Feb 21	YTD Budget	\$ Over Budget	Annual Budget	Comments
50360 · Grounds & Parking Maintenance	3,300.00	3,104.75	3,300.00	-195.25	3,300.00	Based on previous year and including repair to concrete walkway of \$1000
50430 · Landscaping	4,000.00	4,200.00	3,800.00	400.00	7,600.00	Common weed spraying
50500 · Lake Maintenance	6,200.00	300.00	3,100.00	-2,800.00	6,200.00	Fish stocking, overflow gate cleaning
Total Grounds Maintenance	13,500.00	7,604.75	10,200.00	-2,595.25	17,100.00	
Recreation Facilities						No increase based on previous year valve repair and the no forecasted needs for additional repairs
54000 · Clubhouse	100.00	1,593.26	100.00	1,493.26	100.00	
54010 · In House Amenities	2,000.00	380.36	1,333.32	-952.96	2,000.00	5% standard assumption increase Same as previous year based on if YC is open
54041 · Cleaning & Supplies	1,500.00	0.00	1,000.00	-1,000.00	1,500.00	
Total Recreation Facilities	3,600.00	1,973.62	2,433.32	-459.70	3,600.00	
Snow Removal Group						Decrease based on procedural changes on where to shovel (mailboxes, front entrance, etc)
50250 · Snow Removal- Shoveling	1,000.00	810.00	1,666.66	-856.66	2,500.00	
Total Snow Removal Group	1,000.00	810.00	1,666.66	-856.66	2,500.00	
Utilities Expense						
50222 · Water	682.50	729.99	433.32	296.67	650.00	5% standard assumption increase
50224 · Electric- Utility	2,976.75	1,396.40	1,890.00	-493.60	2,835.00	5% standard assumption increase
52225 · Sewer	682.50	0.00	433.32	-433.32	650.00	5% standard assumption increase
Total Utilities Expense	4,341.75	2,126.39	2,756.64	-630.25	4,135.00	
51000 · Miscellaneous Expense	2,000.00	2,374.01	500.00	1,874.01	500.00	Suggestions from YC Committee, carpet cleaning, masonry, coffee pot, etc.
Total Operating Expense	47,941.75	28,794.96	29,814.94	-1,019.98	46,210.00	
Total Expense	47,941.75	28,794.96	29,814.94	-1,019.98	46,210.00	
Net Ordinary Income	2,659.75	8,845.20	4,906.06	3,939.14	2,259.00	There will be a small surplus in Operating Expense
Other Income/Expense						
Other Income						
Reserve Income						Reserve income from WAST initial sales is funding the contribution normally received from AMR owners.

	Budget 2021-2022	Jul '20 - Feb 21	YTD Budget	\$ Over Budget	Annual Budget	Comments
Reserve Dues Income ST	3,132.00					WAST contribution of \$9.00/unit (29) units
45050 · Reserve Interest Income	100.00	16.84	533.32	-516.48	800.00	
Total Reserve Income	3,232.00	16.84	533.32	-516.48	800.00	
Total Other Income	3,232.00	16.84	533.32	-516.48	800.00	
Other Expense						
Reserve Expense						This years forecasted expense based on bridge light repair. If no other light replacements are needed then this amount should be less.
Bridge Lighting	1,000.00	67.50	6,666.68	-6,599.18	10,000.00	N/A this year
Bridge Staining	0.00	0.00	9,000.00	-9,000.00	9,000.00	
Yacht Club Staining	4,900.00	0.00	0.00	0.00	0.00	RFQ have been received ranging from approx \$16,000 to \$30,000 for TREX. EB decided to move to gravel and timber quotes which will be cheaper and more managable for owners.
Dock Walkway	10,000.00	0.00	15,000.00	-15,000.00	15,000.00	Financial audit only performed if required this year.
Financial Audit	0.00	0.00	10,000.00	-10,000.00	10,000.00	
One Time Legal Fee	0.00	0.00	14,000.00	-14,000.00	14,000.00	The amount of \$14,000 was based on paying legal fees for governance changes which are not being done this year
Reserve Study	3,400.00	0.00	5,000.00	-5,000.00	5,000.00	ARS quote for this year
61500 · Asphalt Repairs	850.00	1,200.00	0.00	1,200.00	0.00	Jet Black quote for this year
Total Reserve Expense	20,150.00	1,267.50	59,666.68	-58,399.18	63,000.00	
Total Other Expense	20,150.00	1,267.50	59,666.68	-58,399.18	63,000.00	
Net Other Income	-16,918.00	-1,250.66	-59,133.36	57,882.70	-62,200.00	
Net Income	-14,258.25	7,594.54	-54,227.30	61,821.84	-59,941.00	



PROXY

**ANGLER MOUNTAIN RANCH HOMEOWNERS ASSOCIATION
Executive Board Meeting Neighborhood Committee
Community Wide
Saturday, June 5, 2021; 3:00 PM to 5:00 PM MDT**

If you are unable to attend in person, please complete and return this proxy, via email, fax or mail to the following address in time to be received prior to the meeting date and time.

Red Mountain Community Managers, Sheila Skaggs
P.O. Box 915, Silverthorne, CO 80498
sheilas@redmountaincm.com
719-201-4466

I, (print your name) _____ having an address in the Association of
(print your address) _____ and being a member in good standing of
the Angler Mountain Ranch Homeowners Association, under the provisions of the legal instruments
of that corporation, do hereby grant my proxy to the following individual for the following votes.

PLEASE ASSIGN YOUR PROXY:

_____ 1. I grant my proxy to the President of the Executive Board, or his/her designated assignee,
of the Angler Mountain Ranch.

_____ 2. I grant my proxy to _____ (If you prefer, please name another
individual who will carry your proxy to the meeting to vote on your behalf.)



I ratify the 2021-2022 Commons Budget



I do not ratify the 2021-2022 Commons Budget

This proxy, which is executed for the Angler Mountain Ranch Homeowners Association Meeting of
the Membership described above, and all adjournments thereof, carries with it full right to the proxy
holders to cast his/her vote(s) as he/she sees fit, and to represent me on any matter or resolution
which may come before the meeting and take any other action which I could personally take if
present at this meeting.

**THIS PROXY SHALL REMAIN IN EFFECT FOR THIS MEETING UNTIL REVOKED BY ME.
PLEASE NOTE: AS EACH UNIT IS ALLOCATED ONE VOTE, CO-OWNERS MUST
COORDINATE AND RETURN ONLY ONE PROXY PER UNIT. IF MULTIPLE PROXIES ARE
RECEIVED, THEY WILL BE REJECTED.**

Signature _____ Date: _____

BIO for candidate to serve on the Angler Mountain Ranch Townhomes Neighborhood Committee

Chauna Carne – Townhomes Neighborhood Committee

I was born in Oklahoma. My parents got me to Texas as fast as they could so I grew up in East Texas, right on the Louisiana border, thus the accent. I graduated from Baylor University with a BSN in nursing and enjoyed a 40 year career as an Operating / Recovery Room RN. I retired from nursing in 2014 shortly after Stan and I got married and decided to become snowbirds, living half the year in Colorado and the winter half in Arizona in a 55 plus golf community. I have one daughter in Indian Hills, Colorado and three big grandkids. I play golf very badly and read just about any novel put in front of me.

I've never been an active participant in any HOA I've lived in, but I do think it's my responsibility to attend the meetings and be informed about my neighborhood.

Chauna Carne

BIO for “At Large” candidate to serve on the Angler Mountain Ranch HOA Executive Board

TOM ANDRUS – Townhomes

Tom and his wife Ruthie have been Angler Mountain Ranch homeowners for almost five years. They have two adult sons - Matt and Michael. Their primary residence is in the Dallas area.

Tom is currently Chief Financial Officer for Orthotic Holdings, Inc. which is North America’s leading provider of lower extremity orthotic and related products. His career has included roles as CFO and CEO of a number of healthcare, business-process outsourcing, real estate and retail/retail services businesses. Earlier in his career his was a commercial banker.

Tom grew up in Houston. He enjoys golf, skiing and a variety of other outdoor activities.

Tom Andrus
(972) 523-5988

Linda Bush - Cabins

Candidate for AMR Executive Board "AT LARGE"

- Resident of AMR Cabins since September 2016
- Currently serve on Cabins Design Review Committee
- Also volunteering at:
 - Summit County Health Department—COVID-19 vaccine volunteer
 - Summit County Pickleball Association—founding board member, webmaster
 - Copper Mountain Safety Patrol—patroller
 - Summit County Senior Center—Meals on Wheels driver
 - Lake Dillon Theatre Company—usher
 - Friends of the Summit County Library—photographer
- Retired since 2014. Work history includes:
 - Technology start-up co-founder and CEO (5 years). Company achieved \$12 million in annual revenue before sale to Fortune 500 company
 - Management consultant with McKinsey & Company (5 years) and then as independent (15 years). Advised corporations, nonprofits and foundations on strategy, operations and leadership development
 - US Navy Supply Corps Officer (6 years). Performed financial analysis and program planning within the US Naval Nuclear Propulsion Program
- Education:
 - MBA with Faculty Award for Academic Excellence, University of Virginia, 1992
 - BS with Highest Distinction, Economics, Penn State, 1981
 - Certified Project Management Professional, 1990