

ANGLER MOUNTAIN RANCH HOMEOWNERS ASSOCIATION

**Townhomes Neighborhood Annual Meeting**

Saturday, June 6, 2020; 12:45 PM to 2:45 PM MDT

**PLEASE NOTE: Due to Covid state and county restrictions on social gatherings, this Annual Meeting is by Video Teleconferencing only. NO PHYSICAL MEETING.**

Sat, Jun 6, 2020 12:45 PM - 2:45 PM (MDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/354722917>

You can also dial in using your phone.

United States: +1 (224) 501-3412

Access Code: 354-722-917

**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
  - a. Proof of notice of meeting
- III. Approval of Agenda
- IV. Approval of Annual Minutes - 2019.06.08
- V. Financial Review
  - a. Balance Statement and Profit/Loss Statement ending April 31, 2020
  - b. 2020-2021 Review and Ratification of Approved Townhomes Budget
- VI. Committee Updates
- VII. Old Business
  - Community-wide Annual General meeting today 3:00 to 5:00 PM
  - Lake Stocking
  - Painting
  - Asphalt
  - Landscaping/Weed Spraying
- VIII. New Business
  - Social Distance Guidelines
  - Insurance
  - Boat Storage Policy and Guidelines
  - Maintenance Responsibility for Homeowners
- IX. Election of members to Townhomes Neighborhood Committee – 3 positions open for election.
- X. Next Meeting Date

Dear AMR Townhomes Owner:

Next year's monthly Townhomes' dues have been approved by the Townhomes Neighborhood Committee and the Executive Board and are the same total monthly amount, \$445, as last year. A one-page summary providing a breakdown of the Townhomes monthly dues between operating, reserves, and common categories is attached.

Rest assured, your Townhome committee members diligently evaluated each budget line item and believe the overall budget is appropriate to maintain our Townhomes community in a cost-effective, prudent manner.

Any questions about the budgeting process, forecast, budget, reserves, etc. are encouraged and welcomed and please reach out to Alan Hale at [thnc.treasurer@gmail.com](mailto:thnc.treasurer@gmail.com) with any questions.

Townhomes Neighborhood Committee openings:

Are there things at AMR that could be better? Do you have a passion for making our green space more beautiful? Want to get more involved in neighborhood decisions? There will be three openings on the HOA's Townhomes Committee that we will vote to fill at the annual meeting. This is an opportunity to become more involved and to help keep our community great!

Simply email Sheila Skaggs, Red Mountain Community Management, at [sheilas@redmountaincm.com](mailto:sheilas@redmountaincm.com) with your name and AMR address to indicate your interest. Elections for new Townhomes Committee members will be held at the Annual Meeting.

Thank you!

FY21 TOWNHOMES BUDGET					
MONTHLY DUES		FY20: AUGUST - JUNE 2020		APPROVED FY21 DUES	
OPERATING		269		\$ 271	
RESERVES		154		159	
COMMON (OPERATING & RESERVES)		22		15	
		\$ 445		\$ 445	
		FY20 FORECAST (ytd actuals thru Mar plus remaining forecast)	FY20 BUDGET	OVER / (UNDER) BUDGET	FY21 BUDGET
OPERATING ACTIVITIES					
DUES	410,255	410,000	255	413,000	
EXPENSES					
BUILDINGS & GROUNDS					
PAINTING	105,605	116,000	(10,395)	118,000	
REPAIRS & MAINTENANCE	14,658	19,000	(4,342)	28,000	
WATER AND SEWER	9,187	9,000	187	9,000	
GROUNDS AND PARKING	16,215	15,000	1,215	16,000	
INSURANCE	59,577	65,000	(5,423)	69,000	
LANDSCAPING	48,428	54,000	(5,572)	48,000	
SNOW REMOVAL	70,929	47,000	23,929	61,000	
PROF FEES INCL PROPERTY MGR	31,407	40,000	(8,593)	36,000	
TRASH	24,500	28,000	(3,500)	25,000	
MISC OTHER ITEMS	3,305	13,000	(9,695)	11,000	
	383,811	406,000	(22,189)	421,000	
OPERATING INCOME (LOSS)	26,444	4,000	22,444	(8,000)	
TOWNHOME OPERATING CASH					
BEGINNING BALANCE	191,662	191,662	-	158,000	
OPERATING INCOME (LOSS)	26,444	4,000	22,444	(8,000)	
TRANSFER FROM (TO) RESERVES	(60,000)	(60,000)	-	-	
WORKING CAPITAL INC (DEC)			-		
ENDING BALANCE	158,106	135,662	22,444	150,000	
RESERVE ACTIVITIES					
MONTHLY DUES	219,000	219,000	-	242,000	
OTHER REVENUE	18,109	12,000	6,109		
RESERVE EXPENSES	(485)		(485)		
RESERVE INCOME (LOSS)	236,624	231,000	5,624	242,000	
SPECIAL ITEMS:					
SPECIAL TFER TO RESERVES	60,000	60,000	-		
NET CHANGE IN RESERVE	296,624	291,000	5,624	242,000	
TOWNHOME RESERVES					
BEGINNING BALANCE	437,849	437,849	-	734,000	
OPERATING TFERS	60,000	60,000	-		
RESERVE DUES + OTHER REV	236,624	231,000	5,624	242,000	
RESERVE OUTLAYS	-	-	-	-	
ENDING BALANCE	734,473	728,849	5,624	976,000	



**PROXY**

**ANGLER MOUNTAIN RANCH HOMEOWNERS ASSOCIATION  
Townhomes Neighborhood Committee (THNC) aka "Board" Meeting  
Saturday, June 6, 2020; 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](mailto: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 approve the 2020-2021 Budget



I do not approve the 2020-2021 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: \_\_\_\_\_



ANGLER MOUNTAIN RANCH HOMEOWNERS ASSOCIATION

**Annual Community Wide Members (Executive Board) Meeting**

**Saturday, June 6, 2019; 3:00 to 5:00 PM MDT**

**PLEASE NOTE: Due to Covid state and county restrictions on social gatherings, this Annual Meeting is by Video Teleconferencing only. NO PHYSICAL MEETING.**

Sat, Jun 6, 2020 3:00 PM - 5:00 PM (MDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/522662597>

You can also dial in using your phone.

United States: +1 (408) 650-3123

Access Code: 522-662-597

**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 2018
- V. President Report
- VI. Management Report
- VII. Financial Review
  - Balance Sheet and Profit Loss Statements ending April 2020
  - 2020-2021 Commons Budget Ratification
- VIII. Committee Updates
  - Trash Committee update
  - Lake Committee update
  - Yacht Club Committee update
  - Governance Committee update
- IX. Summary
  - Update on Waters at Silver Trout
  - New Business – new decisions
- X. Election of Directors to Executive Board – 2 open positions – 1 representative from Cabins and 1 At Large (must be from Single Family Homes or Cabins)
- XI. Next Annual Meeting Date
- XII. Adjournment

11 May 2020

Dear AMR Neighbors,

I wanted to take this opportunity to tell you how much I enjoyed serving you as the President of the Cabins Committee and on the AMR Executive Board these past several years. Having participated as an AMR Officer for the past four years, it is now time for me to step down and for new neighbors and fresh enthusiasm to step in to provide renewed vision for the direction of our Community.

With the amazing support of our incredible volunteers, just too many to cite individually, I believe we have made many significant improvements to our Community over the past years. Some of our significant achievements include: 1) Installation of Mail Box kiosks (my personal favorite); 2) Coming to an agreement with the Waters of Silver Trout on the use of the lake and Club House. (Their contributions will help keep our Commons Reserve solvent for many years to come.) 3) Capital improvements to the Club House, such as the dock and (in progress) a better egress to the dock. 4) Based upon the sage advice of members of our ownership, we now have our Reserve money working better for us by earning higher levels of interest. While there are many other initiatives we undertook, those are the ones I'm most proud to have helped accomplish. Again, none of these things could have ever happened without the incredible support of our Volunteers and Property Management Company! A special thanks goes out to Sheila Skaggs and Josh Shramo, Red Mountain Community Management, for their amazing efforts to support us!

I leave with several pieces of business still undone. These include: 1) Governance -- updating our documents to make them fully compliant with Colorado law, to give our three neighbors greater autonomy to act in the best interests of each neighborhood while keeping insurance rates as low as possible without significantly impacting our HOA dues. 2) Resolution of the Trash problem -- while this challenge remains unresolved (and I personally believe the challenge to be intractable because no owner wants the dumpster adjacent to their home), we have taken actions to help mediate the problem. I negotiated a signed agreement with the Raven Golf Course to allow AMR owners to use their dumpster at no cost to AMR. (Please consider supporting them for their very kind support to AMR.) Further, the Executive Board agreed to modify when trash cans can be taken out to help some part-time owners who are burdened with removing trash. While none of these actions completely satisfy the needs of all residents, they at least lessen the burden and provide viable alternatives to driving garbage back to the front range. Hopefully these actions help reduce the impact on these owners.

It has been my honor to serve you these past four years! I trust that others will now stand ready to step in to only make our incredible piece of heaven even a better place to live! To partially paraphrase one of my favorite Generals: Duty. Honor, **Community!** I trust that others are now willing to continue to support our Community by serving on our Boards and Committees.

Very Respectfully,

David E. Servinsky, Ph.D.  
Colonel, U.S. Army (Ret.)  
President of AMR HOA Executive Board and President of the Cabins Neighborhood  
30 Stonefly Drive  
813-503-3804  
coloneldave@me.com

**FY21 LAKE, DOCK, YACHT CLUB, & BRIDGE ("L&B") plus AMR COMMONS Budget Worksheet**

		FY20 Commons				FY21 L&B plus Commons Budget					
		FY20 thru Feb	YTD FY20 Budget	Over / (under) budget	Annual FY20 Budget	FY21 L&B Budget - for ST and AMR Members	FY21 AMR Commons Budget	FY21 Combined Budget for AMR Members	NOTES	Units	Location
<b>Monthly dues:</b>											
	Operating dues					\$ 7.00	\$ 8.00	\$ 15.00		16	ST
	Reserve dues					9.00		9.00		127	TH
	<b>Total monthly dues</b>					<b>\$ 16.00</b>	<b>\$ 8.00</b>	<b>\$ 24.00</b>		<b>58</b>	<b>SFH</b>
										<b>37</b>	<b>Cabins</b>
<b>OPERATIONS:</b>											
<b>Operating Income</b>											
	40061 · Silver Trout	-	40,500	(40,500)	40,500	1,344		1,344			
	40062 · Common Dues- TH	13,208	13,208	-	19,812	10,668	12,192	22,860			
	40063 · Common Dues- SFH	5,928	5,928	-	8,892	4,872	5,568	10,440			
	40064 · Common Dues- Cabins	3,848	3,848	-	5,772	3,108	3,552	6,660			
	40080 · Yacht Club Reservations	725	700	25	1,100	1,100		1,100			
	40085 · Clubhouse- Storage	5,167	1,000	4,167	1,000	6,125		6,125	Per Lake committee's spreadsheet.		
	40200 · Operating Interest	3									
	<b>Total Operating Income</b>	<b>28,879</b>	<b>65,184</b>	<b>(36,305)</b>	<b>77,076</b>	<b>27,217</b>	<b>21,312</b>	<b>48,529</b>			
<b>Operating Expense</b>											
<b>Administrative Expenses</b>											
	50004 · Legal/Professional	5,560	10,800	(5,241)	16,200		6,000	6,000	Ongoing legal matters, including governance counsel.		
	50010 · Audit/Reserve Study	-	12,000	(12,000)	12,000				Moved to reserve outlays for FY21		
	50050 · Administrative	472	1,533	(1,061)	2,300		2,500	2,500	Estimate		
	50210 · Insurance	4,321	5,667	(1,345)	8,500	3,350	6,000	9,350	Assumes 10% rate increase (D&O, crime, property, liability).		
	Admin Exp - Other	4,000									
	<b>Total Admin Expenses</b>	<b>14,353</b>	<b>30,000</b>	<b>(15,647)</b>	<b>39,000</b>	<b>3,350</b>	<b>14,500</b>	<b>17,850</b>			
<b>Building Maintenance</b>											
	50290 · Security & Fire Safety	695	333	361	500	525	-	525	5% increase for Allied Signal Fees		
	<b>Total Building Maintenance</b>	<b>695</b>	<b>333</b>	<b>361</b>	<b>500</b>	<b>525</b>	<b>-</b>	<b>525</b>			
<b>Grounds Maintenance</b>											
	50360 · Grounds & Parking	1,879	2,200	(321)	3,300	3,300		3,300			
	50430 · Landscaping	7,200	2,200	5,000	3,300	3,300	4,300	7,600	Estimates based on FY20 expenditures and \$4,300 cost allocation from TH's contract		
	50450 · Lake Maintenance	7,262	5,200	2,062	5,200	6,200		6,200	Over budget in FY20 due to dam overflow gate expenditures and lake signage. Fish cost		
	<b>Total Grounds Maintenance</b>	<b>16,340</b>	<b>9,600</b>	<b>6,740</b>	<b>11,800</b>	<b>12,800</b>	<b>4,300</b>	<b>17,100</b>			
<b>Clubhouse Expenses</b>											
	50230 · In House Amenities	833	3,360	(2,527)	5,040	2,000		2,000	Internet & cable TV.		
	54000 · Clubhouse	53	67	(14)	100	100		100			
	54041 · Cleaning and Supplies (	776		776		1,500		1,500			
	<b>Total Clubhouse Expenses</b>	<b>1,661</b>	<b>3,427</b>	<b>(1,766)</b>	<b>5,140</b>	<b>3,600</b>	<b>-</b>	<b>3,600</b>			
<b>Snow Removal</b>											
	50260 · Snow removal	2,030	400	1,630	600	2,500		2,500	Snow shoveling rate increase (\$35/hr to \$50/hr).		
	<b>Total Snow Removal</b>	<b>2,030</b>	<b>400</b>	<b>1,630</b>	<b>600</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>			
<b>Utilities Expense</b>											
	50221 · Water & Sewer	946	480	466	720	1,300		1,300	5% projected increase		
	50311 · Electric Utility	1,782	1,800	(18)	2,700	2,835		2,835	5% projected increase		
	<b>Total Utilities Expense</b>	<b>2,727</b>	<b>2,280</b>	<b>447</b>	<b>3,420</b>	<b>4,135</b>	<b>-</b>	<b>4,135</b>			
	51000 · Misc. Expense	168	427	(259)	640		500	500			
	<b>Total Operating Expense</b>	<b>37,974</b>	<b>46,467</b>	<b>(8,493)</b>	<b>61,100</b>	<b>26,910</b>	<b>19,300</b>	<b>46,210</b>			
	<b>Operating Profit Loss</b>	<b>(9,096)</b>	<b>18,717</b>	<b>(27,813)</b>	<b>15,976</b>	<b>307</b>	<b>2,012</b>	<b>2,319</b>			
<b>RESERVES:</b>											
	Silver Trout Deposits	-	46,500	(46,500)	62,000		69,828	69,828	FY21 based on 9 more TWAST sales @ \$7758.63 each		
	40066 · L&B - ST					1,728	-	1,728			

**FY21 BUDGET**

FY21 LAKE, DOCK, YACHT CLUB, & BRIDGE ("L&B") plus AMR COMMONS Budget Worksheet											
FY20 Commons					FY21 L&B plus Commons Budget						
	FY20 thru Feb	YTD FY20 Budget	Over / (under) budget	Annual FY20 Budget	FY21 L&B Budget - for ST and AMR Members	FY21 AMR Commons Budget	FY21 Combined Budget for AMR Members	NOTES	Units	Location	
Monthly dues:											
Operating dues					\$ 7.00	\$ 8.00	\$ 15.00		16	ST	
Reserve dues					9.00		9.00		127	TH	
<b>Total monthly dues</b>					<b>\$ 16.00</b>	<b>\$ 8.00</b>	<b>\$ 24.00</b>		<b>58</b>	<b>SFH</b>	
									<b>37</b>	<b>Cabins</b>	
40066 · L&B - TH	9,144	9,144	-	13,716	13,716	-	13,716				
40067 · L&B - SFH	2,734	2,734	-	4,101	6,264	-	6,264				
40068 · L&B - Cabins	2,664	2,664	-	3,996	3,996	-	3,996				
45050 · Interest Income	119				500	300	800				
45062 · Working Cap.- TH	377						-				
45063 · Working Cap - Cabins	330						-				
45064 · Working Cap - SFH	66						-				
<b>Total Other Income</b>	<b>15,434</b>	<b>61,042</b>	<b>(45,608)</b>	<b>83,813</b>	<b>26,204</b>	<b>70,128</b>	<b>96,332</b>				
<b>Total Reserve Income</b>	<b>15,434</b>	<b>61,042</b>	<b>(45,608)</b>	<b>83,813</b>	<b>26,204</b>	<b>70,128</b>	<b>96,332</b>				
Reserve Expense											
61000 · Recreation Facilities	17,369		17,369	-				FY20 amount for dock installation			
One time legal fee						14,000	14,000	Legal fees for proposed governance study			
Financial audit						10,000	10,000				
Reserve study						5,000	5,000				
Bridge lighting					10,000		10,000				
Trex walkway to dock					15,000		15,000	Initial bid. Subject to further specifications.			
Bridge Staining					8,000		9,000	3 initial quotes - received. Specifications & requotes forthcoming.			
<b>Total Reserve Expense</b>	<b>17,369</b>		<b>17,369</b>	<b>-</b>	<b>33,000</b>	<b>29,000</b>	<b>63,000</b>				
<b>Reserve Increase / (Decrease)</b>	<b>(1,935)</b>	<b>61,042</b>	<b>(62,977)</b>	<b>83,813</b>	<b>(6,796)</b>	<b>41,128</b>	<b>33,332</b>				





**PROXY**

**ANGLER MOUNTAIN RANCH HOMEOWNERS ASSOCIATION  
Executive Board Meeting Neighborhood Committee**

**Community Wide**

**Saturday, June 6, 2020; 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](mailto: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 approve the 2020-2021 Commons Budget

I do not approve the 2020-2021 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: \_\_\_\_\_

**Dear AMR Homeowner, please verify your contact information for our records:**

Owner Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address \_\_\_\_\_

Phone Number \_\_\_\_\_

AMR address \_\_\_\_\_

Send this form back to Sheila Skaggs, Red Mountain Community Management by email to [sheilas@redmountaincm.com](mailto:sheilas@redmountaincm.com) or mail to PO Box 915, Silverthorne, CO 80498

Thank you!