

2017 ANNUAL /2018 BUDGET RATIFICATION MEETING

NOTICE

The Annual / Budget Ratification Meeting of The Liberty Ranch Homeowners Association will be held at 6:30pm November 14th, 2017 at the Mead High School Cafeteria located at 12750 Co Rd 7.

This meeting is being held in accordance with the legal documents of the Association. The main purpose of this meeting is to ratify the 2018 budget. **The budget is based on assessments for the association remaining at \$110 per Quarter.** A copy of the Board-approved budget is included in the newsletter. The budget will be automatically ratified unless 51% of members entitled to vote appear at the meeting and vote to reject the budget.

The second purpose of this meeting is to elect one homeowner to the Board for a term of 3 Years. This is a volunteer position involving requested attendance to 6 Board meetings per Year. This is an excellent opportunity to get involved in the decision-making process of your community.

Additionally, information regarding upcoming events and improvements for the HOA will be provided.

This shall serve as official notice of the meeting in accordance with the legal documents of the Association.

AGENDA ITEMS:

- Call to Order
- Verification of Annual Meeting Notice and Quorum
- Budget Presentation / Ratification
- Election of Board Members (1 Position Available)
- Open Forum (limited to 30 Minutes)

2018 Proposed Budget:

Anticipated Operating Cash as of 01/01/18 **\$53,443**

Annual Dues Income (216 units@\$110/qtr) **\$95,040**

Operating Expenses:

Electricity	\$ 1,104
Trash Service	26,568
Water	6,424
Insurance	4,000
Landscape Maint	17,110
Tree Repair & Maint	2,000
Fence Repair & Maint	1,000
Irrigation Maint	1,000
Lighting Maint	100
Grounds Repair	2,500
Snow Removal	3,000
Mailings to Homeowners	400
Community Events	500
Funding of Reserves	15,000
Miscellaneous Exp	847
Management Fee	11,880
Legal Fee	500
Accounting / Tax Prep	250
Postage	760

Total Expenses **\$94,943**

Anticipated Operating Cash as of 12/31/18 **\$53,540**

Anticipated Reserves Cash as of 01/01/18 **\$27,709**

Interest Income	\$ 28
Transfers In	15,000
Monument Sign	(1,000)
Outlot Improvements	(2,000)
Landscape Replacements	(8,000)

Anticipated Reserves Cash as of 12/31/18 **\$31,737**

PLEASE ATTEND THE ANNUAL MEETING NOV 14th TO HEAR A DETAILED DISCUSSION OF THE 2018 BUDGET.

Annual Meeting Proxy—Please complete and return if you are Unable to attend the Annual Meeting

Liberty Ranch HOA
C/O Foster Management
PO Box 6125
Longmont, CO 80501
PH:(303) 532-4148 FAX:(888) 697-8805

Items to be voted on at the Annual Meeting Include:
Election of 1 Board Member
Ratification of 2018 Operating Budget

I hereby authorize _____ B.Smallwood, E. Christensen, or M.Fronapfel (**CIRCLE ONE**) as a Board Member to cast ballots and/or vote on my behalf at the 2017 Annual / Budget Ratification Meeting of Liberty Ranch HOA. This proxy and appointment includes the right of the proxy to substitute a successor proxy and the right of the proxy to vote at all adjourned meetings of the Annual/Budget Ratification Meeting as presently scheduled.

Unit Owner Name

Unit Owner Signature

Unit Address

Date

NOTE: THIS PROXY MUST BE SIGNED AND DATED IN ORDER TO BE VALID

If you cannot attend this meeting and would like to have another represent your vote, please insert the name of the attending Homeowner or Board member you would like to represent your interests. **Please mail or fax your completed proxy to the address listed above no later than 11/10/17.**