

## Gina Varin

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**To:** 'Al Davis'; 'Beth Paulison'; 'Bob Westervelt'; '; 'BARBARA'; 'Beth Paulison'; Celeste Miranda de Gracia (esting8@gmail.com); 'Chris Lobato'; Carnel5@aol.com; Richard Karsh; Paul Dellacroce; 'Debra Abeyta'; dabenj@comcast.net; dabenj@comcast.net; dalepherr3@aol.com; Celeste Miranda de Gracia (esting8@gmail.com); 'Enrica Herrman'; 's kleiber'; edman151@aol.com; elvira.stoicof@yahoo.com; GEORGE GREENWAY; 'Geri Bowman'; 'Jerry Paulison'; 'Steve Bennett'; hannah; Tonya Jones; j59482160@comcast.net; 'Kristi Davis'; kbenjamin@sageadvisorsllc.com; Luke Jain; 'Lynn Ortega'; 'Lee Horsman'; lairdal@gmail.com; lynn.p.bennett@gmail.com; Michelle [USA]; 'Michael Greenwood'; megamoa@gmail.com; Milan & Janet Cikanek (milancikanek@comcast.net); necnjd@gmail.com; 'Anna Zafira Conkling'; pghartman@aol.com; 'anil jain'; 'Paul C'; Richard Karsh; 'rich kiser'; rayrhodes@aol.com; r\_degarcia@yahoo.com; Rose A DuVall (roseduvall299@gmail.com); 'Sara Horton'; 'Martha Stickler'; 'Sara Kleiber'; smiekka1@comcast.net; Tonya Jones; Michelle [USA]'; jeff@mcproperties.com (jeff@mcproperties.com)

**Cc:**

**Subject:** Homeowner Meeting

**Attachments:** DOC000.pdf; DOC.pdf

Hello Everyone,

I would like to thank everyone who came out last evening for attending the meeting and for your input. I am happy to say when having to ask for a special assessment I am glad it is for a small amount. A recap on the evening discussions:

With the increase in the HOA dues in January and the reduction in expenses it has provided the HOA to make some much needed improvements and has allowed us to add an additional \$5,487.50 to the reserve account.

### **Special Assessment is for the replacement of the mailboxes:**

Special Assessment is placed on a specific item that the entire community will benefit from the improvement. Therefore everyone must have a mailbox associated with their address so it is shared between everyone. Eaglepointe Venture, the developers of the new units are responsible for the cost of units 51-64. They will be making a onetime payment of \$2682.97. This leaves the balance to the owners of units 1-50. See attached spread sheet for the breakdown. This leaves each homeowner a onetime cost of \$191.64 coming due July 1, 2018. This can be made out to the ETOA, the same as your regular dues.

We have to replace the heaters in the pool and hot tub. The cost is \$9,822.80. (I know... pricey) They have not been replaced since the pool was initially opened, aside from replacement parts that were beginning become a large expense. The funds for the heaters will come out of the reserve account.

There is electrical work that needs to be upgraded. We currently have electrical Risers at the end of buildings that are pulling apart and exposing wires. The City of Colorado Springs has encouraged us to make these repairs sooner rather than later.

The repairs will be completed by Rocky Mountain Electric and the cost is \$6296.00. This will be paid from the monthly income.

The repair of 3 homeowner's Decks. It has been difficult to find a vendor whom is qualified and licensed. The three decks have detached from the homes and have become a safety hazard. The Vendor making these repairs is Western Property and the cost is \$5950.00. This will also be paid from monthly income.

Following the meeting: Board Meeting called to order at 5:40pm by Richard Karsh. Board Members called for a meeting to move forward with the Special Assessment. Board Member, Richard Karsh made the motion to accept the Special Assessment for the replacement of the Mailboxes. Paul Dellacroce, second the motion. Overall all board Members were in agreement. Decision made to begin the process for replacement of the mailboxes and the Special Assessment due July 1, 2018.

Meeting Closed 6:00pm

As always please feel free to call if you have any questions. Office: 719-444-0262 or Cell: 720-841-0323

Respectfully,  
Gina Varin  
Manager

	A	B	C	D	E	F	G
1	56 - EAGLEPOINTE HOA						
2	Current Homeowners in the period 05/01/2018						
3	Special Assessment for Mailbox Improvement						
4							
5					100%	Payment	Payment
6	Homeowner Last Name	Homeowner First Name	Acc #	Unit	One Payment	Monthly for Six Months	Monthly for Twelve Mos
7	Eaglepointe Venture	51-64		Unbuild Units	\$ 2,682.97	\$ 447.19	\$ 223.58
8	Karsh	Richard & Nancy	31	210-101	\$ 191.64	\$ 31.94	\$ 15.97
9	Kleiber	Sara	51	210-102	\$ 191.64	\$ 31.94	\$ 15.97
10	Duvall	Rose	28	211-101	\$ 191.64	\$ 31.94	\$ 15.97
11	Jung	Bernad	58	211-102	\$ 191.64	\$ 31.94	\$ 15.97
12	Kiser	Richard	46	211-103	\$ 191.64	\$ 31.94	\$ 15.97
13	Abeyta	Bernard	27	211-104	\$ 191.64	\$ 31.94	\$ 15.97
14	Bennett	Stephan & Lynn	33	220-101	\$ 191.64	\$ 31.94	\$ 15.97
15	Rhodes	Ray	34	220-102	\$ 191.64	\$ 31.94	\$ 15.97
16	Hartman	Paul	22	221-101	\$ 191.64	\$ 31.94	\$ 15.97
17	Greenwood	Barbara	23	221-102	\$ 191.64	\$ 31.94	\$ 15.97
18	Joseph-Conkling	Anita	52	221-103	\$ 191.64	\$ 31.94	\$ 15.97
19	Laird	Ann	24	221-104	\$ 191.64	\$ 31.94	\$ 15.97
20	Carnel	Michael	25	221-105	\$ 191.64	\$ 31.94	\$ 15.97
21	Straub	Justin	26	221-106	\$ 191.64	\$ 31.94	\$ 15.97
22	Bowman	Geri	47	251-101	\$ 191.64	\$ 31.94	\$ 15.97
23	Yosief	Hannah	67	251-102	\$ 191.64	\$ 31.94	\$ 15.97
24	Ortega	Thomas	62	251-103	\$ 191.64	\$ 31.94	\$ 15.97
25	Cikanek	Milan	48	251-104	\$ 191.64	\$ 31.94	\$ 15.97
26	Westervelt	Robert	20	261-101	\$ 191.64	\$ 31.94	\$ 15.97
27	Herrman	Dale	61	261-102	\$ 191.64	\$ 31.94	\$ 15.97
28	Conrad	Sandra	19	271-101	\$ 191.64	\$ 31.94	\$ 15.97
29	Nelson	Marianne	45	271-102	\$ 191.64	\$ 31.94	\$ 15.97
30	Malloy	Judith	13	281-101	\$ 191.64	\$ 31.94	\$ 15.97
31	Gandolfo	Thomas	66	281-102	\$ 191.64	\$ 31.94	\$ 15.97
32	Stoicof	Elvira	55	281-103	\$ 191.64	\$ 31.94	\$ 15.97
33	Rife	Billy & Natalia	60	281-104	\$ 191.64	\$ 31.94	\$ 15.97
34	Davis	Albert	17	281-105	\$ 191.64	\$ 31.94	\$ 15.97
35	Case	Anneliese	18	281-106	\$ 191.64	\$ 31.94	\$ 15.97
36	Jain	Luke	59	5929-101	\$ 191.64	\$ 31.94	\$ 15.97
37	Marcussen	Mary	40	5929-102	\$ 191.64	\$ 31.94	\$ 15.97
38	Lobato	Chris	57	5929-103	\$ 191.64	\$ 31.94	\$ 15.97
39	Cavaiani	Jennifer	42	5929-104	\$ 191.64	\$ 31.94	\$ 15.97
40	Dudley	Christopher	56	5929-105	\$ 191.64	\$ 31.94	\$ 15.97
41	Bell	Chandra	64	5929-106	\$ 191.64	\$ 31.94	\$ 15.97
42	Miekka (RAWHIDE)	Shirley	9	5933-101	\$ 191.64	\$ 31.94	\$ 15.97
43	Miekka	Shirley	10	5933-102	\$ 191.64	\$ 31.94	\$ 15.97
44	Blunt	Michael	11	5933-103	\$ 191.64	\$ 31.94	\$ 15.97
45	Kleeberg	Carol	12	5933-104	\$ 191.64	\$ 31.94	\$ 15.97
46	Jones	Tonya	1	5973-101	\$ 191.64	\$ 31.94	\$ 15.97
47	Valentine	Michelle	2	5973-102	\$ 191.64	\$ 31.94	\$ 15.97
48	Laplua	Korakoch	3	5973-103	\$ 191.64	\$ 31.94	\$ 15.97
49	Madrid	Mario	4	5973-104	\$ 191.64	\$ 31.94	\$ 15.97
50	Horsman	Lee	5	5973-105	\$ 191.64	\$ 31.94	\$ 15.97
51	Dellacroce	Paul	6	5973-106	\$ 191.64	\$ 31.94	\$ 15.97
52	Paulison	Beth	7	5973-107	\$ 191.64	\$ 31.94	\$ 15.97
53	Aguirre	Javier	8	5973-108	\$ 191.64	\$ 31.94	\$ 15.97
54	Greenway	George	35	5974-101	\$ 191.64	\$ 31.94	\$ 15.97
55	Horton	Sara	63	5974-102	\$ 191.64	\$ 31.94	\$ 15.97
56	Stickler	Brian	37	5974-103	\$ 191.64	\$ 31.94	\$ 15.97
57	DeGracia	Robert	38	5974-104	\$ 191.64	\$ 31.94	\$ 15.97
58	Totals Estimated Costs of Improvement				\$ 11,150.00	\$ 2,044.19	\$ 1,022.08
59	Plus 10% contingency				\$ 1,115.00	\$ -	
60	TOTAL SPECIAL ASSESSMENT				\$ 12,265.00	\$ 2,044.19	\$ 1,022.08
64						Monthly for Six Months	Monthly for 12 Months