

Sun Mountain Ranch Club  
& Rodeo Trails

Newsletter - New Year 2019

At this year's annual meeting attendance was weak, though not unusually so. For that reason we now send a newsletter with the invoices for 2019/20 dues, along with the usual copy of the balance sheet and P & L statement.

The main issue taken up at the meeting this year was dues, and budgeting for future capital improvements. The Association has historically followed a pattern of not increasing dues to keep up with increased costs on an annual basis. Instead the Association has typically raised dues only once every few years. This created a pattern of having an overage (money beyond budget need) the first year following an increase, followed by a more or less break even couple of years, then at least one year where dues did not meet the budget, prompting a more significant increase to not only catch up, but attempt to anticipate future increased expenses.

The Board this year spoke at length about the need to break from this pattern. Our reasoning is partly that we would like to be more proactive about meeting our expenses, but also to be more prepared for future projects. It has been difficult to ignore that our trash/recycle area is becoming increasingly inadequate, for example. More members are building and spending mortise in the valley annually.

The Board and Officers proposed increasing dues by \$100 for the current year in order to stay current on budget requirements, and to build in annual increases of \$25 per lot, per year for the next four years. The idea is that we will be able to meet current budget for roads, maintenance of grounds and repair expenses, but also start saving for the future when major capital expenses come up. The only alternative is to meet our budget needs annually, and then face unfunded capital projects by making special assessments.

By our assessment this proposal was roundly supported by those members in attendance.

