

# CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - JANUARY, 2012

## FINANCIAL REVIEW

The Board met on January 2<sup>nd</sup>, and one of the main points of business was to review the 2011 budget. The actual expenses for the year were compared with the amounts budgeted in each category. The results are as follows:

Budget Category	Amount Budgeted	Actual Expenses	Percent Of Budget
Electricity	\$8500.00	\$7342.81	86.4%
Operator	\$6000.00	\$6000.00	100%
Testing <sup>1</sup>	\$1380.00	\$469.50	34.0%
Shipping	\$50.00	\$0	--
Parts/Maint.	\$2500.00	\$1607.40	64.3%
Permits	\$160.00	\$157.00	98.1%
Insurance <sup>2</sup>	\$2085.00	\$825.00	39.6%
Sec/Treas	\$3000.00	\$3000.00	100%
Office Exp. <sup>3</sup>	\$600.00	\$975.59	162.6%
Postage/Paper	\$420.00	\$504.27	120.1%
Road Maint. <sup>4</sup>	\$1255.00	\$2524.74	201.2%
Travel	\$150.00	\$0	--
Misc.	\$50.00	\$0	--
Assoc. Oper. <sup>5</sup>	\$2200.00	\$2632.09	119.6%
<b>Total Budget</b>	<b>\$28,350.00</b>	<b>\$25,788.40</b>	<b>91.0%</b>

1. 2011 was a minimum test requirement year, so expenses were significantly lower.
2. The Board initially planned to increase insurance coverage, but this was tabled for 2011.
3. Expenses in this category included the purchase of a printer and the QuickBooks Online monthly fee.
4. Additional expenses were incurred in Road Maintenance due to winter sanding and construction at the pump house.
5. This category included both the surveying costs at the well and the attorney fees related to the proposed water right change.

The 2012 budget was also ratified at this meeting, and will be used to guide expenses through the coming year. The budget categories have been re-organized to match the categories established in the QuickBooks program, and this will allow us to compare actual expenses to budget at any time throughout the year.

## MAILBOXES

Discussion is continuing about how best to replace the mailbox kiosks for the association. The preferred option so far seems to be the pre-fabricated metal lock boxes, rather than rebuilding the existing structures. The advantages to this system are the speed of replacement (boxes could be replaced in as little as one day) and the added security of locking boxes for all

members. This is an important feature, because mail theft has been a problem in recent years.

The kiosks are available in a variety of colors and configurations. They are offered in 8-, 12-, 13-, and 16-box models, and each model includes one outgoing mail slot and two larger compartments for receipt of parcels. Below is a photo of a typical kiosk.



We are in the process of determining what number of kiosks would be required, and what the cost would be. If you would like to provide the Board with input regarding the mailboxes, please call one of the Board members, or email your comments to the association email address. We would greatly value your opinion.

## WATER RIGHT REVISION

Our water rights attorney, Scott DeTro, has completed the review of a bylaws amendment that would allow us to make the proposed change to our water right certificate. As has been discussed over the last two years, this change will allow members who hold irrigation rights the flexibility to transfer water within the association, without having to go through a full Department of Ecology review. The change would **NOT** give any authority to the Board to transfer water between lots, unless they had received written consent from the individual members involved.

A copy of the proposed bylaws amendment is enclosed for your review. The amendment will be presented to the association for a vote at the upcoming annual meeting. If the amendment is passed, the new bylaws will be submitted to the Department of Ecology, with a

request to move forward with the change to the water right certificate.

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## NEW BILLING STRUCTURE

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**Members are reminded** that a new billing structure is being implemented in 2012. While we will still retain the bi-monthly cycle, the bills will be generated at the end of the two-month period, rather than in the middle. Also, the annual cycle will run from January 1<sup>st</sup> to December 31<sup>st</sup>, instead of the December 1<sup>st</sup> to November 30<sup>th</sup> cycle that was previously used.

As a result, a one-time, single-month billing for the month of December was generated on January 1<sup>st</sup>. This invoice should have been exactly half of what your normal water and association dues billing has been. If you are uncertain about the amount shown on your statement, please contact the Secretary/Treasurer to go over the details.

The next billing will be generated at the end of February, and will cover the months of January and February. This billing will reflect the new fee schedule for 2012, as was detailed in the December newsletter. If you would like to know what your new rates will be, our Secretary/Treasurer can generate a sample invoice showing what the new billing will look like. This may be helpful if you use automatic bill pay, or are adjusting your personal budget.

As we move through the implementation of these changes, the Board would greatly appreciate your patience and understanding. While we will be doing everything we can to make the transition a smooth one, we realize that the possibility exists for confusion and errors. Please do not hesitate to contact a Board member if you have any questions about your billing.

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## UPCOMING MEETINGS

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**The next regularly** scheduled Board meeting will be held on January 30<sup>th</sup>, at the home of President Doug Hale, 4 Norway Pines Drive. The meeting will begin at 7:00 p.m. All association members are welcome to attend.

The covenants update committee will be meeting on January 23<sup>rd</sup>, at the home of Director Rennie McCormick, 40 Oakes Drive. The meeting will begin at 7:00 p.m. Please contact a Board member if you wish to attend.

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## CONTACT YOUR BOARD

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**As always, we** value your input and support. Please use any of the following options to contact your board.

Doug Hale, President	826-1653
Darren Schmidt, Vice President	826-2622
Ken Radford, Secretary/Treasurer	826-1977
Rennie McCormick, Director	826-8034

Email: [ceoaboard@gmail.com](mailto:ceoaboard@gmail.com)

Website: <http://www.crumbacher.net>