

# High Vista HOA Roads Report – Jan. 24, 2016

- **Operations**
  - Leaf Clearing
  - Roadside Mowing & Maintenance
  - Road Maintenance
  - Snow & Ice
  - Schedule & Budget Performance
- **SRA Planning for FY2018 (Year #5 of 5)**
- **Misc Projects**
  - Fallen Tree Responsibility
  - Looking Ahead: FY2018+ Budgets



# Leaf Clearing

- **Scope:**
  - Essentially Done!
  - Limited Additional Clearing Possible...
- **Budget Performance:**
  - \$24,000 Budget / \$23K Spent thru 12/31
  - **4% of budget remaining (~\$1K left!)**
- **Leaf Clearing Reminder:**
  - HOA goals: Clear roads (safety) and maintain ditch drainage “common elements” within limited budget
  - Aesthetics not a goal
  - Owners responsible for driveways, culverts under driveways, lots, & easements (ref Cov'ts #6, #18)
  - Don't blow leaves into ditches or onto roads; DIY or contract for service at owner expense





# Roadside Mowing & Maintenance

- **Scope:**
  - Mowing is Done!
  - “Mow Where Needed” Strategy
  - Bal FY2017 Unknown: Wx vs. Culverts...
    - Past weekend storm...
- **Budget Performance:**
  - \$45,000 Budget / \$33K Spent thru 12/31
  - **27% of budget remaining (~\$12K left!)**
- **WX and Drought Impact**
  - Average Year: ~45.5” rain
  - CY2015: 54.4” (~+9”; ~120%)
    - \$45K spent FY2016
  - CY2016: 33.4” (~-12”; ~76%)
    - \$33K spent FY2017 YTD



# Road Maintenance

- **Scope:**
  - **Misc. Maint. Projects Complete**
  - **Hot Pour Crack Sealing Planned for February (typically coldest month = widest cracks; who knows this year?)**
- **Budget Performance:**
  - **\$26,500 Budget / \$22K Spent thru 12/31**
  - **17% of budget remaining (~\$4.5K left!)**





# Snow and Ice

- **Scope:**

- Dec 16: Freezing Rain
  - Sand and salt
- Jan 6 & 7: 7" Snow, Then Very Cold...
  - Sand and salt; ice melt
- Forecast through March 31???

- **Budget Performance:**

- \$32.5K Budget / \$7.3K spent thru 12/31
- **77% of budget remaining (~\$1K left!)**
- **\$32.5K Budget / ~\$13K committed thru 1/16**
- **~60% of budget remaining (~\$19.5K)**
- **Actual Jan 6&7 storm cost: ~\$11.6K**

- **Jan 6 & 7 Storm Accomplishments**

- Roads open to Emerg. Vehicles Fri Night
- Most roads open to AWD Sat AM
- Virtually all roads open late Sat PM
- Sun & Mon: Clean Up and Ice Treatment
- Monday Open to USPS & Com'l Traffic
- BC & HC Public Schools closed 'till Wed.

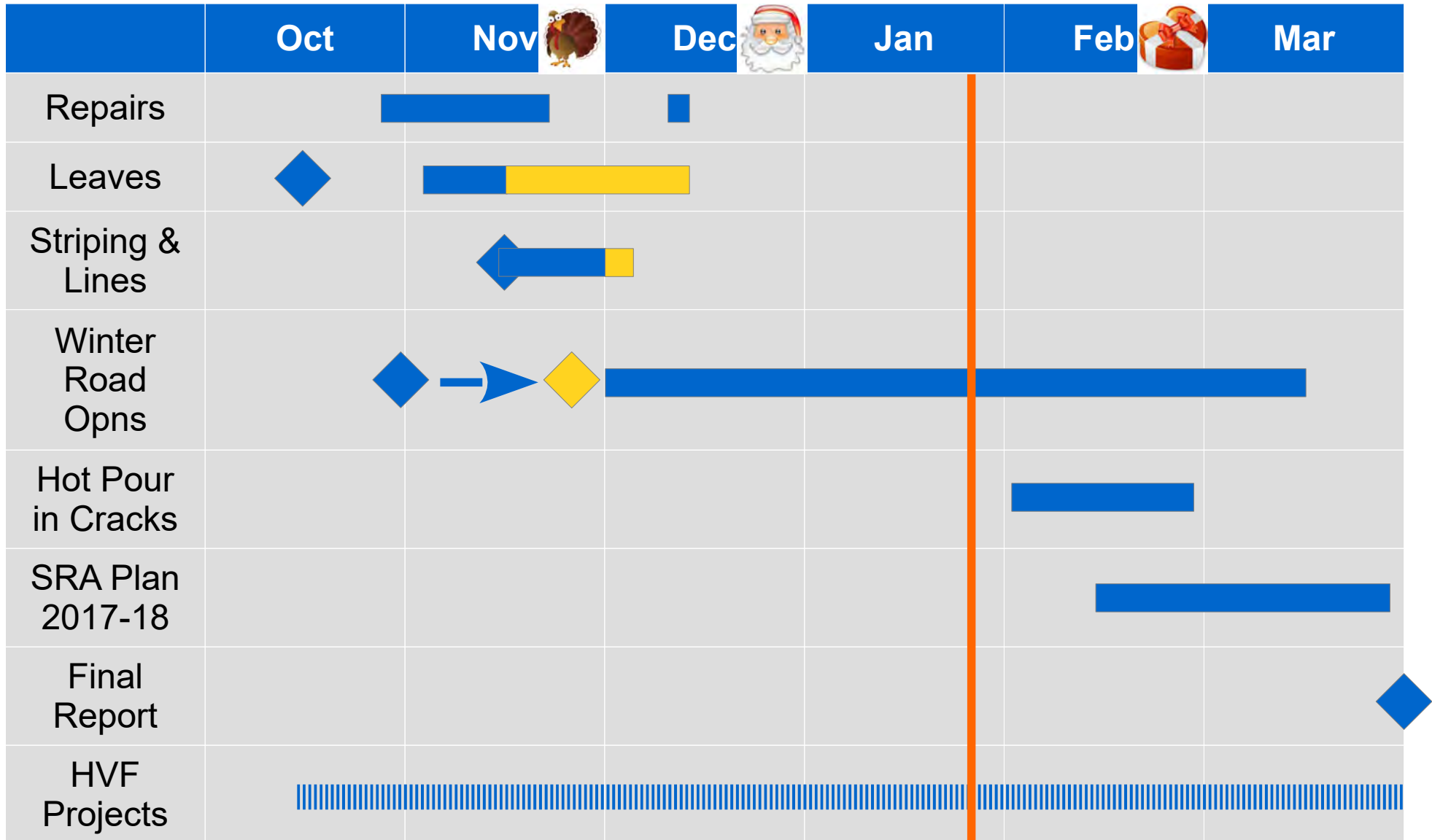


# Road Operations Budget: The First 9 Months (75%) (April 1 through December 31, 2016)

BUDGET vs ACTUAL 2016 - 2017				
FISCAL YEAR TO DATE DECEMBER 31, 2016				
INCOME	TOTAL BILLED-ACTUAL	UNCOLLECTED	COLLECTED TO DATE	% Collected
General Assessments 2016	330,835	48,746	282,089	85.3%
Prior Years Unpaid		58,211		
Road Assessment - Yrs 1 - 4	1,165,500	78,672	1,086,828	93.2%
Expended To Date				
\$881,119				
EXPENSES:	BUDGET	EXPENDED YTD	BUDGET REMAINING	% Remaining
<b>ROADS:</b>				
Snow/Ice	32,500	7,300	25,200	77.5%
Roadside Mowing/Maintenance	45,000	32,694	12,306	27.3%
Paint/Stripe	2,000	2,122	-122	-6.1%
Roads/Maintenance	26,500	21,934	4,566	17.2%
Leaf Removal	24,000	22,979	1,021	4.3%
<b>Total</b>	<b>130,000</b>	<b>87,028</b>	<b>42,972</b>	<b>33.1%</b>

Yr 5 SRA Plan Budget: ~\$193K (bal) + ~\$270K (5<sup>th</sup> yr assessment) + \$27K (reg HOA maint) = ~\$490K

# Road Operations Schedule: The Next ~2 Months (end of HV HOA FY2017)



# Road Operations Budget: End of FY2017 Forecast (April 1, 2016 through March 31, 2017)

EXPENSES:	Acct #	EXPENDED YTD	Jan 2017	Jan 2017	Feb 2017	Mar 2017	EOFY Total Budget	Remaining	
		12/31/2016	Known	Possible	Forecast	Forecast			
<b>ROADS:</b>									
Snow/Ice	6110	\$7,300	\$5,555	\$1,965	\$11,787	\$5,894	\$32,500	\$32,500	\$0
Roadside Mowing/Maintenance	6120	\$32,694	\$0	\$2,400	\$2,400	\$2,400	\$39,894	\$45,000	\$5,106
Paint/Stripe	6140	\$2,122	\$0	\$0	\$0	\$0	\$2,122	\$2,000	-\$122
Roads/Maintenance	6150	\$21,934	\$0	\$2,475	\$2,091	\$0	\$26,500	\$26,500	\$0
Leaf Removal	6160	\$22,979	\$0	\$0	\$0	\$1,021	\$24,000	\$24,000	\$0
<b>Total</b>		<b>\$87,028</b>					<b>\$125,015</b>	<b>\$130,000</b>	<b>\$4,985</b>
<i>Wx dependent – HIGHLY unpredictable month-to-month...</i>									

TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	MONDAY
<b>Jan 24</b>  AM Clouds/PM Sun/Wind 55° 37° 20%	 Mostly Sunny 65° 44° 0%	 PM Showers/Wind 48° 27° 20%	 AM Rain/Snow 42° 26° 20%	 Partly Cloudy 44° 25° 20%	 PM Wintry Mix 43° 24° 40%	<b>Jan 30</b>  Partly Cloudy 41° 25° 10%



# Special Road Assessment (SRA) Planning for FY2018

- Review Original Plan and “Level 7” Goal
- Create Complete Road Index
  - ID Roads OK or “Fixed” in Yrs 1-4
- Year #5 Plan:
  - *Scope*: ID Road Fixes for Year #5
  - *Schedule*: Projection for Year #5
  - *Budget*: \$\$ Projection for Year #5
  - *Resources*: ID Qualified Contractors
  - *Risks*: Scope, Schedule, Budget, Funding (7% shortfall =  $-\$100K$ )
- Impact of Gracie Lane (Round Robin ext.)
- DRAFT Plan Deadline: Mar '17 BoD Mtg
- “Negotiations” April, 2017
- Final Plan:
  - Approve at April BoD Mtg? May?
  - Execute by New BoD





# Fallen Trees – Yet Again

- ***Fallen Trees are Lot Owner Responsibility***
  - *Confirmed with HOA Attorney*
- **However, HV Operations can be Affected**
- **Be Prepared:**
  - Check for Injuries / Damage
  - Notify PSM & HC-, Roads-, or Security Dir.
  - Place Safety Cones (stock @ South Gate)
  - Close Road if Alternate Route Available
- **Call Tree Service to Clear Debris**
  - Marvin Belanos 828-242-6481
  - Doug Ducker 828-674-6385
  - Publish on HV Website
- **DIY?**
  - Tools and Safety Equipment
  - Training
  - Buddy System
  - PSM has New Chain Saw in So. Gate



# Looking Ahead: Roads Budgets FY2018+

- FY2018 April 2017 – March 2018
  - ~Same as FY2017: \$130K
  - SRA Year #5 / 5
  - Risk: Possible SRA Payments Shortfall & Budget Pressure
- FY2019 (Starting April 2018)
  - Expectations vs Budget
  - History vs. Budget
  - **~\$3M / 12 = \$250K/yr vs \$130K**
  - “New” Budget Model:
    - “Nice to Haves” vs. Basics
    - Recurring Operation Costs
    - Rolling Maintenance Costs
      - 4 yr cycle?
    - Reserves – Major Repair, Capital Improvements
    - Dedicated Budget: 60%?





# Looking Ahead: Roads Budgets FY2018+





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## The Cost of "Timely" Maintenance

