

# High Vista HOA Roads End of Term Report

April 25, 2017

*(prep date 4/22/17)*

- **Start (1)**
- **Potholes (1)**
- **Accomplishments (3)**
- **Looking Ahead (3)**
- ***(Let's Go...  
All I have is 10 minutes!)***



# Start

- **Elected April 2015**
- **Beginning of SRA Year #3**
- **Willing to learn, to apply skills, to communicate, and to help maintain / improve our community**
- **Didn't really have a clue...**



# Potholes

- May 2015: Previous Roads Dir. moved
- Aug 2015: Original PSM resigned
- Aug 2015: Fletcher Grading closed
  - Roadside mowing & maint
  - Winter road clearing
- Nov 2015: #1 Record Nov. rain
- Dec 2015: #2 Record Dec. rain
- Oct-Dec 2015: 234% of normal Q4
- Jan 2016: 13.5" snow; #8 in top 10
- New PSM #1: Dec 2015 – May 2016
- Blew the leaf clearing budget (\$17K)
- Blew the reg. Roads Budget (\$90.5K)
- Thin on policies and procedures



# Accomplishments (1/3)

- **Road Operations (2015-16)**
  - Rebuilt Country Club thru pk/lots
  - Misc. road patches and repairs
- **Road Operations (FY2016-17)**
  - Procedures & competitive procurements
    - Roadside maintenance
    - Leaf clearing
    - Painting/stripping
    - Winter road clearing
  - Misc. road patches and repairs
  - Cleared ditches & under-road culverts
  - Modeled / modeling fixes



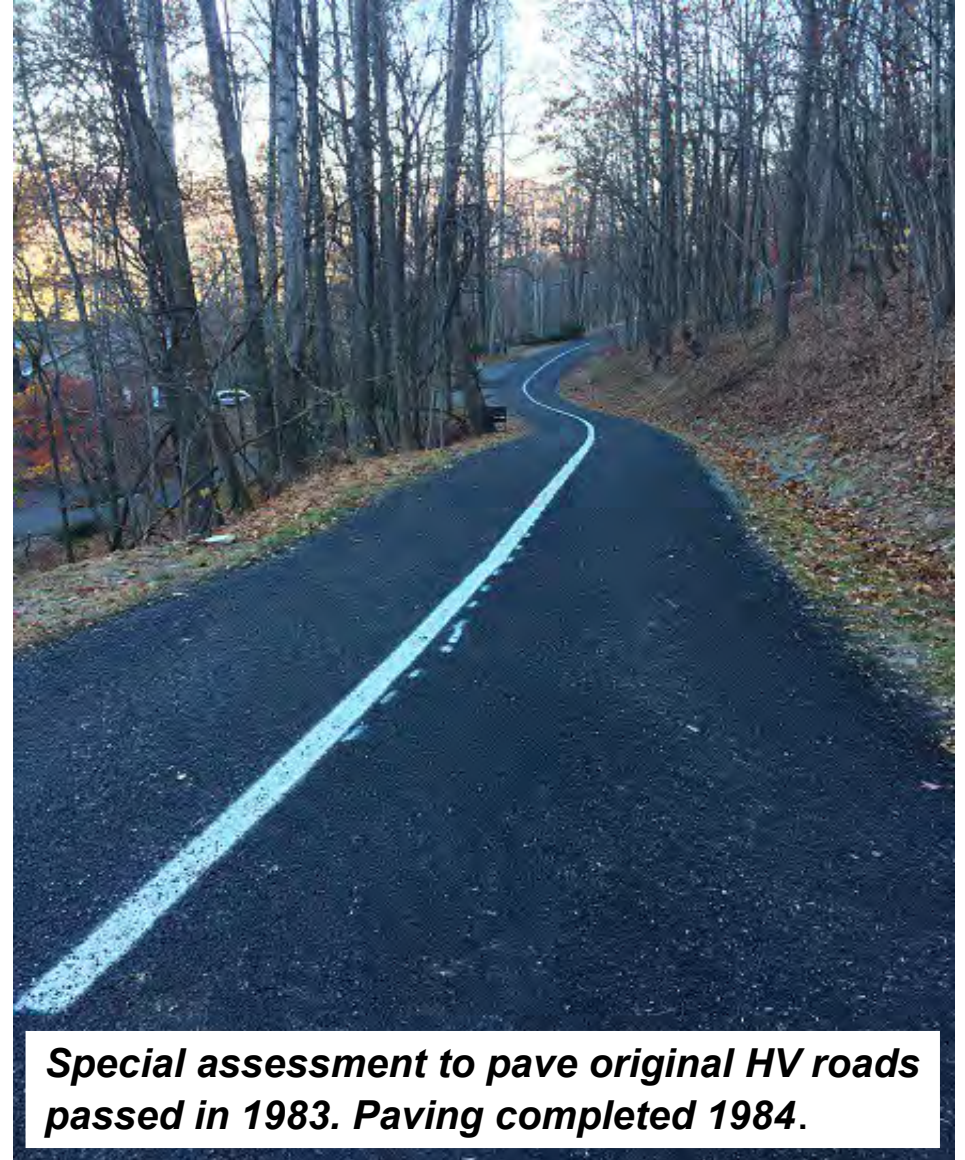
# Accomplishments (2/3)

- **Budget Performance (FY2016-17)**

- Realistic Budget excl. SRA \$\$
- ~22% under budget (drought)

- **Special Roads Assessment**

- 2015-16 (Year #3 / 5)
  - PP&S'd Country Club
  - PP&S'd Walnut
- 2016-17 (Year #4 / 5)
  - P&P'd Red Oak
  - P&P'd High Vista Dr & Mulberry (n of Hickory)
  - Painted/striped ~5 miles
  - Restored/improved ditches

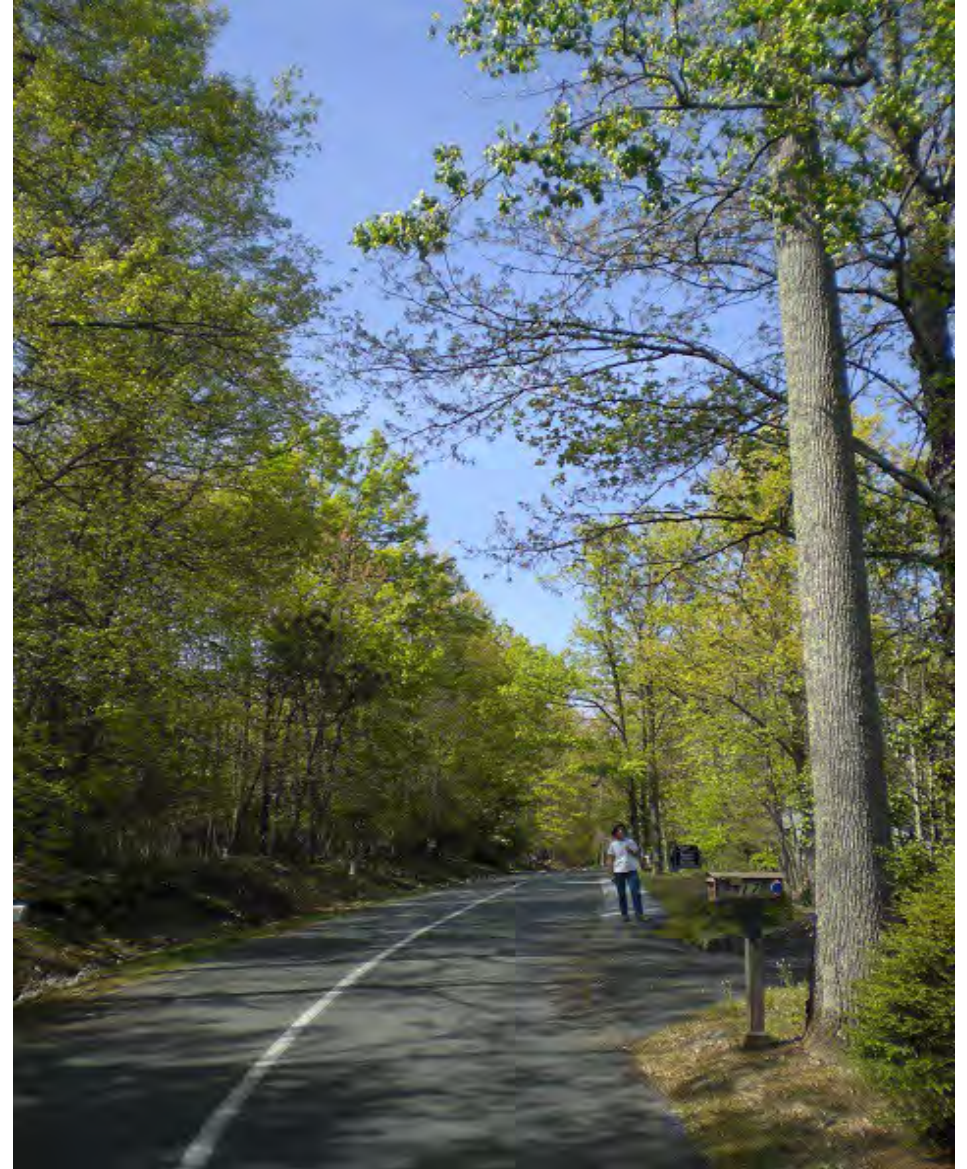


*Special assessment to pave original HV roads passed in 1983. Paving completed 1984.*

# Accomplishments (3/3)

- **Special Projects and Board Business**

- Right of Way and Easement Report
- New PSM #2 Aug 2016
- Procurement Policy (#1605)
- Competitive Procurements
- Housing Committee
- Architectural Guidelines
- Plats, surveys, drainage...
- Covenant interpretation
- Vista Falls Rd. Culvert Tail Project
- Vista Falls Rd. Drainage Project
- Fallen Trees...
- There's smoke in them there hills!
- Security Camera Upgrade
- Board Reorganization Proposal(s)
- Gracie Lane Annexation
- Covenant #3 Change



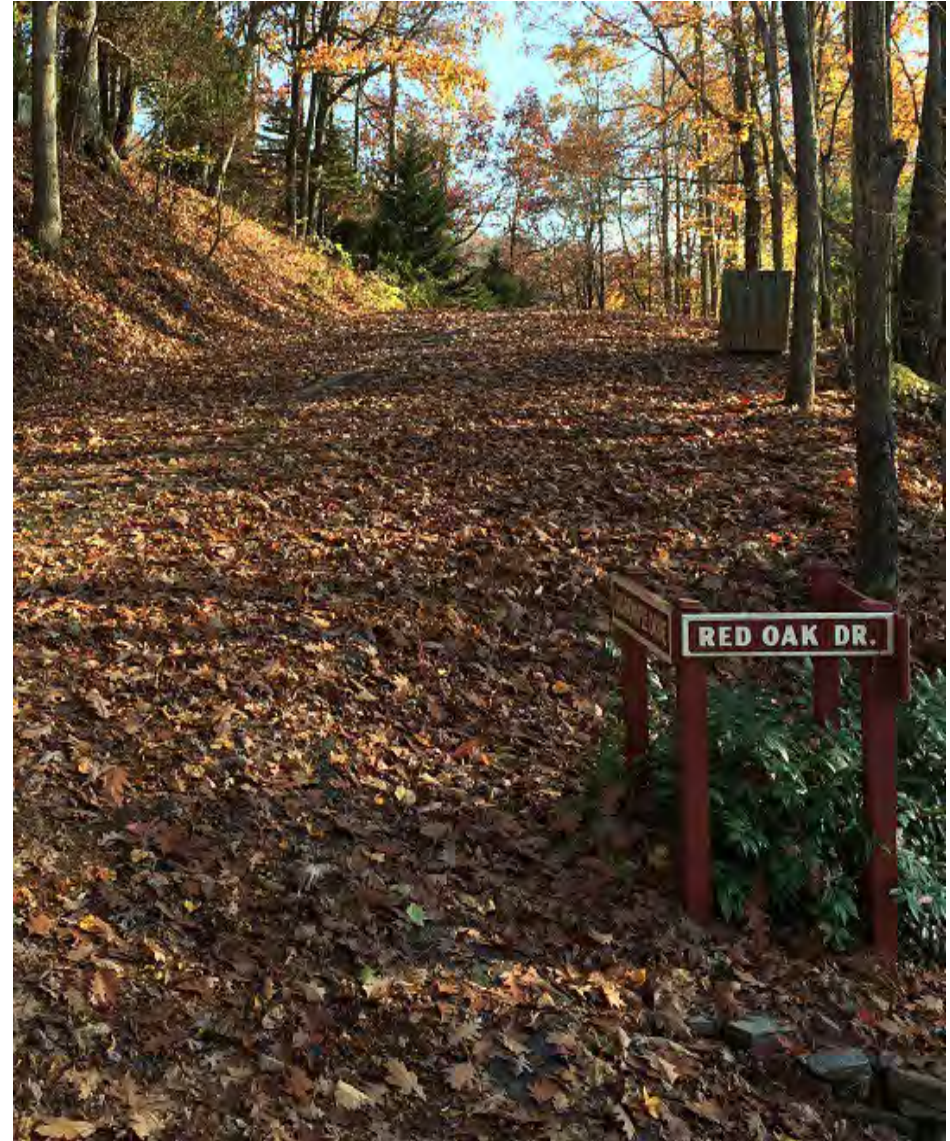
# Looking Forward (1/3)

- **Regular Road Operations**

- R/S Mowing & Maint. Begun
- Extend, Renew, or Compete New Service Contracts
  - R/S mowing & maint.
  - Leaf clearing
  - Winter treating & snow & ice clearing
- The usual repairs...

- **Irregular**

- SRA Year #5 (Final)
- Post-SRA Road Maintenance
- Combine Common Area Maintenance, Leaf Clearing, R/S Mowing & Maintenance into a Single Contract?



# Looking Forward (2/3)

## • “Roads Related” Projects

- Finish Vista Falls Culvert Tail
- Finish Vista Falls Drainage
- Local Drainage Issues
  - Reasonable Use
  - Rights & Responsibilities
- Arch Guideline Refinement
- Road Maintenance Solution Experiments & Models
- Gracie Lane Acceptance
- More HVF Development
- Expectation Management
- Realistic Annual Assessment and Budget
  - *No more special Assessments?!*
- Board Reorganization?

FISCAL YEAR	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	TOTAL	AVG	Per Lot
SRA		1						2	2	2		2			
	\$000's														
	Actuals										Budget				
Roads	146	240	505	122	145	105	116	276	409	307	330	584	\$3,285	\$274	37%
Snow/Ice	12	15	19	41	27	13	12	28	18	36	32.5	32.5			
Mow & Maint	25	102	41	45	35	44	36	42	40	45	45	45			
Paint/Stripe	3	0	0	0	2	0	0	0	6	0	2	2			
Consultants	8				8										
Maintenance	88	20	11	11	24	30	53	4	10	12	26.5	26.5			
Leaves	10	21	17	13	18	18	15	14	16	29	24	24			
SRA		82	417	12	13			188	284	185	200	454			Assumes 90% for SRA2
CC Rd					18				35						
VP	2	2	2	4	2	0	0	0	0	0	0	0	\$12	\$1	%
Community Imp	52	75	31	30	26	26	23	26	27	30	33	33	\$412	\$34	7%
Security	74	80	90	90	108	74	108	95	69	70	72	72	\$1,002	\$84	15%
Admin	79	91	90	89	84	79	89	93	83	78	74	74	\$1,003	\$84	15%
<b>TOTAL</b>	<b>\$353</b>	<b>\$488</b>	<b>\$718</b>	<b>\$335</b>	<b>\$365</b>	<b>\$284</b>	<b>\$336</b>	<b>\$490</b>	<b>\$588</b>	<b>\$485</b>	<b>\$509</b>	<b>\$763</b>	<b>\$5,714</b>	<b>\$476</b>	<b>100%</b>
															\$309
	<i>Minor inaccuracies due to rounding errors</i>														
Reserves?															

**~\$912**

**10-year average annual cost per lot**



# Looking Forward (3/3)

## PROPOSAL: BoD Portfolio Reorganization

### • Current Organization:

#### – Officers

- President (\$\$ 24%)
- VP
- Treasurer
- Secretary

#### – Operational Portfolios

- Housing
- Security (\$23.3%)
- Community Improvement (\$\$ 10.6%)
- Roads (\$\$ 42.1% excl SRA)
- Gov't Affairs

### • Proposed Organization:

#### – Officers

- President (\$\$ 24%)
- VP & Gov't Affairs
- Treasurer
- Secretary

#### – Operational Portfolios

- Housing
- Security (\$\$ 19%)
- Community Opns (\$\$ 19%)
- Roads (\$\$ 19%)
- Infrastructure (\$\$ 19%)