



Midway Ranches Property Owners Association News

January, 2012

www.MidwayRanches.com



MRPOA May Elections

First, the Board would like to welcome Ed Kurkowski to the Board. Ed submitted his resume and was accepted with a majority vote into the Board. Thank you Ed for your desire to serve the community.

A reminder to all landowners: In our yearly meeting, which will be held in May, 2012, there will be three positions open for director positions on the Board. Jack Arrington, Arlen Mathies, and Ed Kurkowski's positions are up for election.

If you are willing to serve on the Board, please send your resume to the Board for inclusion on the May ballot. Resumes may be sent via US Mail to Midway Ranches Property Owners' Association, Inc. 5553 Salt Cedar Rd, Fountain, CO 80817 or via email to Board@Midwayranches.com. Please be aware that if the Board fails to receive a resume from interested landowners, no election will be held. Those Board members will have the opportunity to retain their seats on the Board or retire from the Board altogether.

Protective Covenants Vote

As the Board has been informing the landowners since November, There will be a special mailing for the landowners to vote to allow the Board to modify the existing covenants. The Board feels that the Association's Protective Covenants are out of date, it is costing landowners to subsidize the developer for monthly dues and other issues. Please refer to previous newsletters for details. All newsletters can be found on our web site, Midwayranches.com.

Possible Billing Changes

Your Board has been in very preliminary talks with Wigwam Water Mutual Company (Wigwam). As all of the landowners may be aware, the MRPOA monthly billing is arranged through Wigwam. The Board has received inquiries that Wigwam is entertaining the possibility of separating the billing systems in order to maintain the two companies at arm's length. The Board is currently assessing the changes that will be required, defining costs, and preparing a transition plan to insure if the separation does occur, it will be done in an orderly manner.

Review of Monthly Dues

You Board has been meticulously addressing the cost of operating the Association (operating costs) against the revenues brought in monthly form billing. The results for the year (2011) are in and have proven to be inadequate. The Association is running at a monthly deficit to cover costs. Even with the increase in water availability and office dues, the increases have not been able to cover expenses. The Board has taken steps to collect from landowners, such as engaging a collection agency to attempt at recovering past due bills. The collection agency process has been long and arduous, with limited success.

There will be a meeting of the Board on January 11, 2012 to address the shortfall and to decide on what actions to take to resolve the issues. The meeting will be held at 5553 Salt Cedar Rd., immediately following the monthly Fire District Meeting. It is expected that the meeting will begin at approximately 6:45 – 7:00 pm. All landowners are welcome to attend and be informed of the financial status of the Association, offer comments to the Board, etc. The Board will be addressing options such as increasing water rates, and adjust dues to match revenues and costs.

Contact your Board

Do you feel your elected Board is doing a good job or not? Do you have suggestions and/or comments that will make your Board more effective?

If you have any comments or questions, please send them by email to Board@MidwayRanches.com or via U S Mail to Midway Ranches Property Owners' Association, c/o Al Aldecocce, 5553 Salt Cedar Rd, Fountain, CO 80817. Your Board is eager to hear from you. All inquiries will be promptly answered.