

San Ignacio Vistas, Inc.
Homeowners Association Minutes
Board Meeting – January 9, 2017
Approved by the board: 1-12-17

The meeting was held at Canoa Hills Center in the Mesquite Room. A quorum of the board was present: Marianne Bishop, Jim Callahan, Paula Leeson, Shelli Knopik and Ann Striker. Also present: Pat Imgrund, Chair of Roads; and Gary Powers, Chair of Financial Advisory. Homeowners: Joe & Micki Rigney and Harry & Cheryl Swinhart. The meeting was called to order at 9 AM using the agenda as published.

1. COMMITTEE REPORTS

A. Architectural - Jim Callahan gave his report (**Attachment A**).

B. Maintenance

1) Road Subcommittee – Pat Imgrund, Chair

Pat advised that street signs and no trespassing signs have arrived and will be installed in the near future. He also asked if the board wanted to continue maintaining reflectors that line our streets. The board was unanimously in favor of these helpful markers that were installed by Gorman Fisher many years ago. The matter of sidewalks was addressed and the Secretary volunteered to follow up having our sidewalks inspected and the portion of sidewalk at the northeast corner of Desert Sunset and Vista Ridge serviced. Pat presented a document prepared by NAPA (Nat'l Asphalt Pavement Assn) detailing benefits and considerations when using Thin Overlay for pavement preservation. (**Attachment B**)

Board members complimented the committee on the excellent list of questions they compiled to send to firms they are interviewing to perform reserve analysis. The board asked that the committee solicit responses in writing so that nothing can be misconstrued when they do their evaluation. Once the committee has their recommendation they will present their candidate who will be engaged to update our present RRP (Replacement Reserve Plan).

2) **Landscape Subcommittee** – At the October meeting John Haymond was appointed a member of the committee. Due to personal reasons he has resigned and has asked that we note that he had no input into the budget or plans for 2017.

C. Financial Advisory – Gary Powers, Chair

Minutes from the January 4 meeting of the FAC (**Attachment C**) were reviewed and a discussion followed about recommendations for investment activity in 2017.

A MOTION was MADE by Marianne Bishop SECONDED and UNANIMOUSLY PASSED that we invest \$30,000 of Reserve Funds into the Vanguard Total Stock Index Fund (VTSAX).

A MOTION was MADE by Ann Striker SECONDED and UNANIMOUSLY PASSED to invest proceeds from the CD maturing in April 2017 together with any available funds from the Reserve Account into a CD with a maturity of up to 24 months.

2. OFFICERS' REPORTS

A. President

Since there will be no election or ballots there is no need to appoint tellers for the 2017 Annual Meeting. Ann asked that board members come to the next meeting prepared to make recommendations for nominees for a Nominating Committee.

A MOTION was MADE SECONDED and UNANIMOUSLY PASSED appointing Judy Barkley as the chair and Jack Powers as a member of the 2017 Audit Committee.

B. Secretary

The minutes of the November 14, 2016 meeting were emailed to the board members after the meeting and were unanimously approved as distributed.

The next social event will be held at Canoa Hills Center on Saturday, February 4, Thus far about 21 people have sent in a reservation. The Secretary will email a reminder with a reservation form now that the holidays have passed.

The Christmas decorating was done by:

Decorating: Bonin, Jack; Bybee, Bob; Callahan, Jim; Felstet, Duane & Jane Karr; Knopik, Randy & Shelli; Leeson, Paula; Mowris, Jerry & Leah Sachtjen. Take Down: Felstet, Duane; Fickes, Sharon; Gregory, Linda; Knopik, Randy & Shelli; Leeson, Paula; Mowris, Jerry and Schwandt, Linda. These homeowners responded to an email "Call for Help" and graciously responded. Many compliments were received in response to their efforts.

A MOTION was MADE by Marianne Bishop SECONDED and UNANIMOUSLY PASSED to set the record date for Homeowners eligible to receive a Notice and Agenda for the Annual Meeting of Members as January 21, 2017.

The February 6 board meeting will be dedicated to putting together the Power Point for the Annual Meeting of Homeowners.

C. Treasurer

The Financial statement ending December 31, 2016 was reviewed. Except for 8 homeowners all have paid their dues. The 2017 contribution to the Reserve Fund of \$50,160 was made on January 3, 2017.

A MOTION was MADE by Ann Striker SECONDED and UNANIMOUSLY PASSED accepting the Treasurer's Report (**Attachment D**) subject to Audit.

A MOTION was MADE by Jim Callahan SECONDED and UNANIMOUSLY PASSED adopting the 2017 Budget. (**Attachment E**).

A MOTION was MADE by Ann Striker SECONDED and UNANIMOUSLY PASSED accepting the 2016 Replacement Reserve Plan dated January 2, 2017 (**Attachment F**)

A MOTION was MADE by Paula Leeson SECONDED and UNANIMOUSLY PASSED to retain excess revenue from 2016 in the Operating Fund.

3. CONTINUING BUSINESS - None

4. NEW BUSINESS - None

5. ADJOURNMENT

The meeting was adjourned at 10:30 AM. The next meeting is February 6, 2017 will be held in the Mesquite Room of Canoa Hills Center starting at 9 AM.

Respectfully submitted,
/s/ Marianne Bishop, Secretary

ATTACHMENT A

ARCHITECTURAL COMMITTEE (AC) REPORT JAN 2017

LOT	REQUEST DATE	REQUEST	ACTION	DATE
171	11-18-16	PAINT APPLICATION	APPROVED	11-18-16
053	11-22-16	NEW GATE TO FRONT ENTRYWAY	APPROVED	11-23-16
053	11-27-16	PAINT APPLICATION	APPROVED	11-27-16
174-175	12-7-16	SOLDIER WALL	APPROVED	12-8-16

Lot 040

On December 21 the home at 1800 West Vista Ridge Drive was painted without submission of a Paint Application. Unfortunately the color selected for the trim color is not on our paint pallet. The Secretary contacted our color consultant and was directed to advise the homeowner of the necessity to repaint the trim. This will be done using Weathered Leather being the closest color available to satisfy both the homeowner and our pallet.

Conclusions - Benefits



➤ Thin Overlays for Pavement Preservation

- Improve Ride Quality
- Reduce Distresses
- Maintain Road Geometrics
- Reduce Noise
- Low Life Cycle Costs
- Provide Long Lasting Service

➤ Place before extensive rehab required ★!!!

➤ Expected performance

- 10 years or more on asphalt
- 6 to 10 years on PCC

Economics



Annual Cost of Preservation Treatment



ATTACHMENT C

JANUARY 4, 2017 FINANCIAL ADVISORY COMMITTEE MEETING MINUTES

1. ROLL CALL:1 PM Present, Terry Arnholt, Marianne Bishop, Pat Imgrund, Gary Powers, Jack Powers, Excused absent, Ann Striker
2. 2017 BUDET: motion to approve Pat Imgrund, 2nd Jack Powers
Unanimous vote to approve
3. 2017 RESERVE FUNDING PLAN: motion to approve Pat Imgrund, 2nd Jack Powers Unanimous vote to approve
4. DECEMBER 31, 2016 FINANCIAL STATEMENTS: motion to approve Terry Arnholt, 2nd Jack Powers Unanimous vote to approve
5. 2017 INVESTMENT ACTIVITY:
 - A) motion to invest approximately \$30,000 of Reserve Funds (up to the maximum allowable under the Investment policy) in the Vanguard Total Stock index fund. Marianne Bishop 2nd Terry Arnholt approved 3 votes Yes, 1 Na, Pat Imgrund, 1 Abstain, Jack Powers
 - B) motion to invest proceeds from the CD maturing in April 2017 together with any excess funds available in the Reserve Account in a new CD with a maturity up to 24 months
Terry Arnholt 2nd Marianne Bishop unanimous vote to approve
6. Adjournment 3 P.M.

ATTACHMENT D

1/2/2017 12:17 PM
Cash Basis

SAN IGNACIO VISTAS, INC.
BALANCE SHEET
As of December 31, 2016

	<u>OPERATING</u>	<u>RESERVE</u>	
ASSETS			
120 · COMMERCE CHECKING	<u>105,010</u>		
1502 · COMMERCE RESERVE		23,106	
1505 · WELLESLEY INCOME VWIAX (MV = 128,090)		123,254	
1507 · WASH FED 5yr 2/13/20 APY 1.93%		62,222	
1508 · GOLDMAN SACHS CD .85% -4-28-17 (MV-99,989)		100,001	
1509 · COMMERCE CD 6/30/17 APY .98%		101,705	
1510 · WELLINGTON -VWENX (MV = 58,087)		52,548	
1511 · VANGUARD - MM		<u>1,282</u>	
		464,118	
Total Current Assets			<u><u>569,128</u></u>
LIABILITIES & EQUITY			
250 - Assessments Rec'd in Advance	91,690		
Equity			
300 · Operating Fund Balance	6,887		
3000 · Reserve Fund Balance		431,899	
Net Income	6,431	32,221	
Total Equity	<u>105,008</u>	<u>464,120</u>	
TOTAL LIABILITIES & EQUITY			<u><u>569,128</u></u>

PROCEEDS FROM WELLESLEY	23,254
PROCEEDS FROM WELLINGTON	2,548
PROCEEDS FROM GOLDMAN SACHS CD	<u>1,282</u>
VANGUARD INVESTMENT INCOME	27,084
Total:	<u>27,084</u>

	Operating		Reserve		Total	
	Actual	Budget	Actual	Budget	Actual	Budget
Income						
400 - Assessments	67,949	67,949	51,750	51,750		
410 - Transfer and Document Fees	4,850	3,000				
420 - Operating Fund Interest	126	120				
4200 - Reserve Fund Interest			10,744	9,000		
	<u>72,925</u>	<u>71,069</u>	<u>62,494</u>	<u>60,750</u>		
Total Income					135,419	131,819
Expense						
Maintenance Expenditures						
500 - Yearly Contract	30,020	30,000				
501 - Invasive Grass	466	2,500				
502 - Tree Trimming	3,542	3,600				
503 - Utilities	281	300				
505 - Other Maintenance	9,419	4,000				
506 - Erosion Mitigation	650	2,000				
507 - Plant Replace	690	2,200				
5006 - Erosion Mitigation			6,936			
5000 - Street Repairs			23,337	35,000		
Total Maintenance	<u>45,068</u>	<u>44,600</u>	<u>30,273</u>	<u>35,000</u>		
Administrative						
510 - Contract Service	12,000	12,000				
511 - Board	124	500				
512 - Legal	475	1,500				
513 - Communications						
513.1 - Computer and Internet	1,080	1,100				
513.2 - Telephone	1,089	1,000				
513.3 - Office Supplies	110	50				
513.4 - Printing/Reproduction	665	2,000				
513.5 - Postage/Delivery	132	250				
513.6 - Record Storage	456	460				
Total 513 - Communications	<u>3,532</u>	<u>4,860</u>				
Total Administrative	<u>16,131</u>	<u>18,860</u>				
Other Operating						
521 - Insurance	3,475	3,500				
522 - Membership Fee - GVC	1,710	1,710				
523 - Taxes and Contingency	110	400				
Total Other Operating	<u>5,295</u>	<u>5,610</u>				
Total Expense	<u>66,494</u>	<u>69,070</u>	<u>30,273</u>	<u>35,000</u>		
Net Income	6,431	1,999	32,221	25,750		
Beginning Fund Balance	6,887	6,887	431,898	431,898		
Ending Fund Balance	<u>13,318</u>	<u>8,886</u>	<u>464,119</u>	<u>457,648</u>	<u>477,437</u>	<u>466,534</u>

ATTACHMENT E

1/8/2017 ; 7:24 PM

SAN IGNACIO VISTAS, INC.
2017 PRELIMINARY BUDGET
For Board Meeting: 1-9-17

Cash Basis

	<u>Operating</u> <u>BUDGET</u>	<u>Reserve</u> <u>BUDGET</u>	<u>Total</u> <u>INCOME</u>
REVENUE			
400 - Assessments @ 530 YR	70,860	50,160	
410 - Transfer and Document Fees	3,000		
420 - Operating Fund Interest	120		
4200 - Reserve Fund Interest		11,603	
Total Revenue	<u>73,980</u>	<u>61,763</u>	135,743
EXPENSE			
Maintenance			
500 - Yearly Contract	30,000		
501 - Invasive Grass	3,000		
502 - Tree Trimming	4,900		
503 - Utilities	470		
505 - Other Maintenance	5,000		
506 - Erosion Mitigation	2,000		
507 - Plant Replacement	2,300		
5000 - Street Repairs		-	
4201 - Reserves-Misc (Study)		2,000	
5006 - Erosion Mitigation		13,000	
Total Maintenance Expenditures	<u>47,670</u>	<u>15,000</u>	
Administrative			
510 - Contract Service	12,600		
511 - Board	500		
512 - Legal	1,500		
513 - Communications			
513.1 - Computer and Internet	1,100		
513.2 - Telephone	1,300		
513.3 - Office Supplies	50		
513.4 - Printing/Reproduction	2,000		
513.5 - Postage/Delivery	250		
513.6 - Record Storage	500		
Total 513 - Communications	<u>5,200</u>		
Total Administrative	19,800		
Operating			
520 - Audit and Accounting			
521 - Insurance	3,500		
522.2 - GV Council	1,710		
523 - Taxes and Contingency	400		
Total Operating	<u>5,610</u>		
Total Expenditures	<u>73,080</u>	<u>15,000</u>	88,080
Excess Revenue <Expenditures>	<u>900</u>	<u>46,763</u>	<u>47,663</u>

		Contributions						Expenditures		CALCULATION OF DUES				
Year	Opening Balance	RETURN RATE	ROI	Reserve Contribution	CONTRIBUTION		Reserve Projects	Ending Balance	Operating Budget	\$'s by LOT		ANNUAL DUES		
					INCREASE @	Total				Operating	Reserve			
2	2016	431,650	2.5%	10,744	51,750	MANUAL	62,494	30,274	463,870	69,070	302.94	226.97	525	2.49%
3	2017	464,118	2.5%	11,603	50,160	MANUAL	61,763	15,000	510,881	70,860	310.00	220.00	530	464118
4	2018	510,881	3%	15,326	50,662	= 1%	65,988	17,392	559,477	72,277	317.01	222.20	539	-463870
5	2019	559,477	3%	16,784	51,168	= 1%	67,953	7,344	620,086	73,723	323.35	224.42	548	248
6	2020	620,086	3%	18,603	51,680	= 1%	70,282	460,113	230,256	75,197	329.81	226.67	556	
7	2021	230,256	3%	6,908	52,197	= 1%	59,104	0	289,360	76,701	336.41	228.93	565	
8	2022	289,360	3%	8,681	52,719	= 1%	61,399	14,865	335,895	78,235	343.14	231.22	574	YELLOW
9	2023	335,895	3%	10,077	53,246	= 1%	63,323	0	399,218	79,800	350.00	233.53	584	ACTUALS
10	2024	399,218	3%	11,977	53,778	= 1%	65,755	0	464,973	81,396	357.00	235.87	593	
11	2025	464,973	3%	13,949	54,316	= 1%	68,265	69,035	464,203	83,024	364.14	238.23	602	GREEN
12	2026	464,203	3%	13,926	54,859	= 1%	68,785	8,436	524,552	84,684	371.42	240.61	612	ASPHALT
13	2027	524,552	3%	15,737	55,408	= 1%	71,144	32,429	563,267	86,378	378.85	243.02	622	
14	2028	563,267	3%	16,898	55,962	= 1%	72,860	1,647	634,480	88,106	386.43	245.45	632	
15	2029	634,480	3%	19,034	56,522	= 1%	75,556	0	710,036	89,868	394.16	247.90	642	
16	2030	710,036	3%	21,301	57,087	= 1%	78,388	70,176	718,248	91,665	402.04	250.38	652	
17	2031	718,248	3%	21,547	57,658	= 1%	79,205	9,314	788,139	93,498	410.08	252.88	663	
18	2032	788,139	3%	23,644	58,234	= 1%	81,878	11,933	858,084	95,368	418.28	255.41	674	
19	2033	858,084	3%	25,743	58,817	= 1%	84,559	1,819	940,824	97,276	426.65	257.97	685	
20	2034	940,824	3%	28,225	59,405	= 1%	87,629	0	1,028,454	99,221	435.18	260.55	696	
21	2035	1,028,454	3%	30,854	59,999	= 1%	90,852	692,893	426,413	101,206	443.88	263.15	707	
22	2036	426,413	3%	12,792	60,599	= 1%	73,391	0	499,804	103,230	452.76	265.78	719	
23	2037	499,804	3%	14,994	61,205	= 1%	76,199	1,641	574,362	105,294	461.82	268.44	730	
24	2038	574,362	3%	17,231	61,817	= 1%	79,048	1,674	651,736	107,400	471.05	271.13	742	
25	2039	651,736	3%	19,552	62,435	= 1%	81,987	10,293	723,430	109,548	480.47	273.84	754	
26	2040	723,430	3%	21,703	63,059	= 1%	84,762	93,348	714,844	111,739	490.08	276.58	767	
27	2041	714,844	3%	21,445	63,690	= 1%	85,135	0	799,980	113,974	499.89	279.34	779	
28	2042	799,980	3%	23,999	64,327	= 1%	88,326	58,141	830,164	116,253	509.88	282.14	792	
29	2043	830,164	3%	24,905	64,970	= 1%	89,875	2,217	917,822	118,578	520.08	284.96	805	
30	2044	917,822	3%	27,535	65,620	= 1%	93,154	0	1,010,977	120,950	530.48	287.81	818	
31	2045	1,010,977	3%	30,329	66,276	= 1%	96,605	108,403	999,179	123,369	541.09	290.68	832	
32	2046	999,179	3%	29,975	66,939	= 1%	96,914	11,824	1,084,269	125,836	551.91	293.59	846	
33	2047	1,084,269	3%	32,528	67,608	= 1%	100,136	0	1,184,405	128,353	562.95	296.53	859	
34	2048	1,184,405	3%	35,532	68,284	= 1%	103,816	0	1,288,221	130,920	574.21	299.49	874	
35	2049	1,288,221	3%	38,647	68,967	= 1%	107,614	0	1,395,835	133,539	585.70	302.49	888	
36	2050	1,395,835	3%	41,875	69,657	= 1%	111,532	1,071,780	435,587	136,209	597.41	305.51	903	

Note 1: In 2016 & 2017 we manually set the contribution to Reserve Fund, thereafter calculated at 1% increase

Note 2: Operating Budget from 2018 on is calculated at a 2% increase. It could go much higher if and when we need to engage Professional Management to replace Reliable Secretary Services

Note 3: Reserve project expenses are taken from Maintenance Plan Part 1 and 2 (see Part 2 for total).

**GREEN ASPHALT PROPOSED 2017
Maintenance Plan**

San Ignacio Vistas, Inc.

(US Dollars)

Worksheet for Part 1 2016 - 2050

		Streets (Part1)					
<u>Year</u>	<u>GREEN ASPHALT</u>	<u>Crack Seal</u>	<u>Curb Seal</u>	<u>Seal Coat</u>	<u>Fog Seal</u>	<u>ROAD Repairs</u>	
1	2016	382,000	9,615	24,428	38,757	24,105	25,000
2	2017	389,389	10,096	24,917	39,532	24,587	25,500
3	2018	397,177	10,601	25,415	40,323	25,079	26,010
4	2019	409,092	11,131	26,177	41,129	25,580	26,530
5	2020	421,365	11,687	26,963	41,952	26,092	27,061
6	2021	434,006	12,271	27,772	42,791	26,614	27,602
7	2022	447,026	12,885	28,605	43,647	27,146	28,154
8	2023	460,437	13,529	29,463	44,520	27,689	28,717
9	2024	474,250	14,206	30,347	45,410	28,243	29,291
10	2025	488,477	14,916	31,257	46,318	28,808	29,877
11	2026	503,132	15,662	32,195	47,245	29,384	30,475
12	2027	518,226	16,445	33,161	48,189	29,972	31,084
13	2028	533,772	17,267	34,155	49,153	30,571	31,706
14	2029	549,786	18,131	35,180	50,136	31,182	32,340
15	2030	566,279	19,037	36,236	51,139	31,806	32,987
16	2031	583,267	19,989	37,323	52,162	32,442	33,647
17	2032	600,766	20,988	38,442	53,205	33,091	34,320
18	2033	618,788	22,038	39,596	54,269	33,753	35,006
19	2034	637,352	23,140	40,783	55,355	34,428	35,706
20	2035	656,473	24,297	42,007	56,462	35,116	36,420
21	2036	676,167	25,511	43,267	57,591	35,819	37,149
22	2037	696,452	26,787	44,565	58,743	36,535	37,892
23	2038	717,345	28,126	45,902	59,918	37,266	38,649
24	2039	738,866	29,533	47,279	61,116	38,011	39,422
25	2040	761,032	31,009	48,698	62,338	38,771	40,211
26	2041	783,863	32,560	50,158	63,585	39,547	41,015
27	2042	807,379	34,188	51,663	64,857	40,338	41,835
28	2043	831,600	35,897	53,213	66,154	41,144	42,672
29	2044	856,548	37,692	54,809	67,477	41,967	43,526
30	2045	882,244	39,577	56,454	68,826	42,807	44,396
31	2046	908,712	41,555	58,147	70,203	43,663	45,284
32	2047	935,973	43,633	59,892	71,607	44,536	46,190
33	2048	964,052	45,815	61,689	73,039	45,427	47,114
34	2049	992,974	48,106	63,539	74,500	46,335	48,056
35	2050	1,022,763	50,511	65,445	75,990	47,262	49,017

GREEN ASPHALT PROPOSED 2017

Maintenance Plan

San Ignacio Vistas, Inc.

(US Dollars)

Worksheet for Part 1 2016 - 2050

NOTES:

Green Asphalt 2016 bid received from Tucson Asphalt on February 18, 2016 for Rubberized Asphalt Overlay (423,196 SF): Green Asphalt tm. Sweep, clean and tack coat the existing pavement as needed to prepare for Green. Furnish, deliver and install our patent pending "Green Asphalt Rubber Poly" overlay, at an average compacted thickness of 3/4 inches thick. Fill large cracks and low areas ahead of the paver with Green Asphalt, includes sewer, water and manhole riser rings. This bid includes Restripe per existing layout. as well as including sales tax Tucson Asphalt estimated 423196 sq, but Association Reserves estimated **417339** so we adjusted (Don white estimates is 415897)

Crack seal posted actual cost from 2014 was \$7,205 tax included and was done by Adobe Asphalt, but proposals varied from that low cost to proposals from Sunland Asphalt & Cholla Asphalt that were each near \$17,000. A \$10,000 estimate to be used for the reserve plan for 2017 was considered prudent. The road sub-committee believes that the inflation factor for crack seal should be 2% greater than the 2% used for other road maintenance categories. The justification for this is that there are more linear feet of cracks each year added to the normal increase in labor and material. Both Duane Huff of Sunland Asphalt and Brian Westen of Pima County DOT stated that after a SAM that crack seal would only need to be applied half way through the 10 year expected life of the SAM. Inflation rate for crack seal is 4%

***Curb seal** has been eliminated and will be dealt with on an ongoing basis when crack seal is done*

Seal coat estimated cost of \$.82 psy for 2016 was derived from estimates from Sunland Asphalt at \$.75 psy and Adobe Asphalt at \$.81 - \$.85 psy. Costs vary based on the sealant used. The 2016 cost would be \$.82 x 46,371 sy = \$38,024 x taxes at 3.965% = \$39,532. If a SAM is to be done in 2021, the 2017 seal coat would be the last one done until one summer after the roads are removed and replaced. **Fog seal** would replace seal coat as the preferred method. Both Duane Huff of Sunland Asphalt and Brian Westen of Pima County DOT concur that this is an acceptable approach.

Road Repairs now combines both Major and Minor and the dollars are based upon recent actual experience. Inflation rate for Road Repairs is 2% until 2024, in 2025 a plugged number, changing to 3% in 2026 forward

See Part 2 for balance of Maintenance Plan.

Concrete, Erosion Mitigation, Monuments etc. (Part 2)					
Year	Concrete Repair	Erosion Mitigation	Monuments	Other	
1	2016	6,527	6,936	1,061	1,273
2	2017	6,658	13,000	1,082	2,000
3	2018	6,791	7,200	1,104	1,324
4	2019	6,927	7,344	1,126	1,350
5	2020	7,066	7,491	1,148	1,377
6	2021	7,207	7,641	1,171	1,405
7	2022	7,351	7,794	2,438	4,633
8	2023	7,498	7,949	1,243	1,492
9	2024	7,648	8,108	1,268	1,522
10	2025	7,801	8,271	1,293	1,552
11	2026	7,957	8,436	1,319	1,583
12	2027	8,116	8,605	1,345	1,615
13	2028	8,278	8,777	1,372	1,647
14	2029	8,444	8,952	1,400	1,680
15	2030	8,613	9,131	1,428	1,714
16	2031	8,785	9,314	1,456	1,748
17	2032	8,961	9,500	2,972	5,646
18	2033	9,140	9,690	1,516	1,819
19	2034	9,323	9,884	1,546	1,855
20	2035	9,509	10,082	1,577	1,892
21	2036	9,699	10,283	1,609	1,930
22	2037	9,893	10,489	1,641	1,969
23	2038	10,091	10,699	1,674	2,008
24	2039	10,293	10,913	1,707	2,048
25	2040	10,499	11,131	1,741	2,089
26	2041	10,709	11,354	1,776	2,131
27	2042	10,923	11,581	16,306	6,883
28	2043	11,142	11,812	1,848	2,217
29	2044	11,364	12,049	1,885	2,261
30	2045	11,592	12,290	1,923	2,307
31	2046	11,824	12,535	1,961	2,353
32	2047	12,060	12,786	2,000	2,400
33	2048	12,301	13,042	2,040	2,448
34	2049	12,547	13,303	2,081	2,497
35	2050	12,798	13,569	2,123	2,547

NOTES:

Concrete repairs includes *Curbs* at a base estimated cost in 2012 = \$29 plf x 100 linear feet = \$2,900 + taxes @ 3.965% = \$3,015, *Sidewalks* at a base estimated cost in 2012 = \$11.60 plf x 250 linear feet = \$2,900 + taxes @ 3.965% = \$3,015 and the concrete portions of the *storm sewer system*. AR recommends five year intervals, we are using six year intervals beginning in 2016.

Erosion Mitigation contains two components. First based upon the recommendations of Westland Resources it is imperative that deferred remediation that they estimate will cost \$66,575 be conducted in the near term. Second Westland Resources also strongly recommended periodic maintenance including inspections and clearing of all drainage channels, swales, piping, structures and riprap to remove sediment build up and ensure proper drainage flow. To this estimate \$7,700 has been added for 2014 to complete Erosion Project 1b on page F-1 of long range plan. AR estimates a cost of about \$10,000 (if done in 2012) every five years from the completion of the first remediation. The long range plan has scheduled \$5,000 per year of operating funds for some of the same items so the Reserve Plan is using a reduced number of \$5,000 every five years for mitigation projects.

Monuments need periodic refurbishing, repainting and the signage will need to be modernized from time to time. AR recommends repainting every six years at a cost of about \$1,000, refurbishing every ten years at a cost of about \$1,000 and modernizing the signage every thirty years at a cost of about \$7,000. We are using six, twelve and thirty seven years in this plan so that in 2034 all three are done.

Other includes the following:

Street Signs need to be repaired/refurbished every ten years or so at a cost of about \$2,000 per AR. We are using twelve years beginning in 2014.

Stucco Walls facing several of our parking areas need repainting every six years at a cost of about \$1,200 per AR and the *Culvert Rails* every twelve years for about \$600 beginning in 2014. *Reserve Study* is needed every five years. Study was done in 2012 at a cost of \$810. In 2014 the long range plan proposes \$2,000 to re-coat metal railings and to repaint and repair the reflective tape on the parking area posts.

**ROAD REPAIRS
Maintenance Plan
(US Dollars)**

		Streets (Part1)				
Year	GREEN ASPHALT	Crack Seal	Seal Coat	Curb Seal	Road Repairs	Total
2	2016		8,551		14,787	23,338
3	2017					0
4	2018		10,601			10,601
5	2019					0
6	2020	421,365	11,687		27,061	460,113
7	2021					0
8	2022					0
9	2023					0
10	2024					0
11	2025		14,916	46,318		61,234
12	2026					0
13	2027				31,084	31,084
14	2028					0
15	2029					0
16	2030		19,037	51,139		70,176
17	2031					0
18	2032					0
19	2033					0
20	2034					0
21	2035	656,473			36,420	692,893
22	2036					0
23	2037					0
24	2038					0
25	2039					0
26	2040		31,009	62,338		93,348
27	2041					0
28	2042				41,835	41,835
29	2043					0
30	2044					0
31	2045		39,577	68,826		108,403
32	2046					0
33	2047					0
34	2048					0
35	2049					0
36	2050	1,022,763			49,017	1,071,780

**OTHER EXPENSES
Maintenance Plan
(US Dollars)**

Curbs, Drainage, Sidewalks, Walls etc. (Part 2)							
Year	Concrete Repair	Erosion Mitigation	Monuments	Other	Total Part 1	Total Part 1 & 2	
2 2016		6,936			23,338	30,274	
3 2017		13,000		2,000	0	15,000	
4 2018	6,791				10,601	17,392	
5 2019		7,344			0	7,344	
6 2020					460,113	460,113	
7 2021					0	0	
8 2022		7,794	2,438	4,633	0	14,865	
9 2023					0	0	
10 2024					0	0	
11 2025	7,801				61,234	69,035	
12 2026		8,436			0	8,436	
13 2027			1,345		31,084	32,429	
14 2028				1,647	0	1,647	
15 2029					0	0	
16 2030					70,176	70,176	
17 2031		9,314			0	9,314	
18 2032	8,961		2,972		0	11,933	
19 2033				1,819	0	1,819	
20 2034					0	0	
21 2035					692,893	692,893	
22 2036					0	0	
23 2037			1,641		0	1,641	
24 2038				1,674	0	1,674	
25 2039	10,293				0	10,293	
26 2040					93,348	93,348	
27 2041					0	0	
28 2042			16,306		41,835	58,141	
29 2043				2,217	0	2,217	
30 2044					0	0	
31 2045					108,403	108,403	
32 2046	11,824				0	11,824	
33 2047					0	0	
34 2048					0	0	
35 2049					0	0	
36 2050					1,071,780	1,071,780	
		= actual expenditures					
		= 2017 budget					

OTHER EXPENSES
Maintenance Plan
(US Dollars)

NOTES:

Erosion Mitigation is a new component arising from the recently completed study of Westland Resources. First Westland Resources recommends the remediation of several existing problem areas at a cost they estimate at \$66,575 if done in 2012. Second they recommend we implement an ongoing maintenance plan commencing five years after completion of the remediation plan at an estimated cost of \$10,000 if done in 2012. To meet these requirements and satisfy the long range plan (page F-1) \$56,000 was expended in 2013 and for 2014 \$14,739 is budgeted.

Monuments will need periodic repainting, refurbishing and signage will need to be modernized. AR recommends intervals of six, ten and thirty years, we are using six, twelve and thirty six years at costs they estimate as \$1,000, \$1,000 and \$7,000, respectively if done in 2012.

Other includes *Street Signs* that will need repair or refurbishing every twelve years (AR recommended ten) at a cost they estimate at \$2,000 (if done in 2012) and *Stucco Walls* that will need repainting every six years (per AR) at a cost they estimate at \$1,200 and *Culvert Rails* that will need repainting every twelve years for about \$600 beginning in 2014. For 2014 the estimate covers replacing street signs, re-coating metal railing, repainting and repairing parking area barrier posts per long range plan (page F-1).

The *total for Part 1* (Streets) is shown again here and then the total for both *Part 1 and Part 2*. This total is then carried over to the Funding Plan (third column from the right).