

Summary

Objective

Finish the remaining buildings that the five year \$50.00 assessment did not cover due mainly to the unforeseen storm and economic conditions. **The previous \$50.00 assessment will end with your December 2009 HOA dues.** Do other repairs and maintenance projects that our Reserve Study recommends completing.

Goals

To improve the overall appearance of Millridge so our investment increases in value. To have all objectives completed within a period no longer than three years. To build up our reserves at the end of this assessment.

Solution

After two open assessment committee meetings with Homeowners, the Assessment Committee has a consensus from 57 Owners as to what they feel is right for their situation and Millridge. As a result the Assessment Committee is proposing Home Owners approve the Thirty Six Month plan, with the early pay option (see number 4 in the details below);

1. The Thirty Six Month plan of \$131.00 per month. **A net \$81.00 increase to current HOA dues. Remember the \$50.00 assessment will end with your December 2009 HOA payment.**

The details of the assessment

1. The assessment will NOT eliminate the yearly "Cost of Living Increase".
2. After a majority approval vote, the assessment will begin with your January 2010 HOA dues.
3. The assessment will be in addition to your regular HOA dues. Example; if your current HOA dues are \$241.00 and the assessment is approved your monthly HOA dues would be \$322.00 a net increase of \$81.00 plus any cost of living increases, if any.
4. Homeowner's who pay the assessment in full would pay a one-time amount of \$4,316.00. This payment must be received by CMI prior to January 31, 2010. This is the same due date that is applied to the January HOA dues before they become delinquent.
5. Homeowner's that elect **not to** pay the assessment in full by January 31, 2010 will be assessed 12 monthly payments of \$131.00 for the next three years. After January 2010 if you choose to pay the assessment in full use the following formula; multiply \$131.00 by any remaining months. If your not sure of the balance you may call Steve Meyer at CMI 503.233.0300 for a pay off.

3 year

Thirty Six Month Plan \$131.00 per month
 Spread Sheet (\$131.00 x 36 = \$4,716.00)

Projected Income 2009 / 2010			Balance
Proposed Income from this plan - 12 Months	12	\$12,707.00	\$152,484.00
Reserve Income - 12 Months	12	\$4,049.17	\$48,590.04
\$50.00 Assessment Income - September to December 2009	4	\$4,850.00	\$19,400.00
Subtotal			\$220,474.04
Less 3% for non Payment of HOA Dues			\$6,614.22
Adjusted Income			\$213,859.82
Work Completed in 2010		Cost	
Buildings 5 and 14		\$82,214.00	\$131,645.82
Clubhouse siding and roof		\$14,769.00	\$116,876.82
New Roof Buildings 9 and 12		\$28,578.00	\$88,298.82
Re-caulk Buildings 1, 8, 9 and, 10		\$9,200.00	\$79,098.82
Remaining Balance			\$79,098.82
Projected Income 2010 / 2011			
Remaining Balance Carried Over			\$79,098.82
Proposed Income from this plan - 12 Month	12	\$12,707.00	\$152,484.00
Reserve Income - 12 Month	12	\$4,049.17	\$48,590.04
Subtotal			\$280,172.86
Less 3% for non Payment of HOA Dues			\$6,803.15
Adjusted Income			\$273,369.71
Work to be Completed in 2011		Cost	
Buildings 15 and 16		\$86,654.00	\$186,715.71
Water Shut-off Upgrade Buildings 1, 2 and, 3		\$12,823.00	\$173,892.71
Asphalt Phase I w/ Striping		\$67,742.00	\$106,150.71
Small Pool Building		\$6,325.00	\$99,825.71
Remaining Balance			\$99,825.71
Projected Income 2011 / 2012			
Remaining Balance Carried Over			\$99,825.71
Proposed Income from this plan - 12 Month	12	\$12,707.00	\$152,484.00
Reserve Income - 12 Month	12	\$4,049.17	\$48,590.04
Subtotal			\$300,899.75
Less 3% for non Payment of HOA Dues			\$6,803.15
Adjusted Income			\$294,096.60
Work to be completed in 2012		Cost	
Asphalt Phase II w/ Striping		\$123,749.00	\$170,347.60
Sidewalk Trip Hazards		\$17,170.00	\$153,177.60
Clubhouse Heating/Air and Minor Remodel		\$8,160.00	\$145,017.60
Remaining Reserve Fund Balance			\$145,017.60
		\$457,384.00	Total cost of repairs
		97	
		\$4,715.30	
		36	
		\$130.98	

The thirty six month plan (see attached spread sheet) would be thirty six equal payments of \$131.00, allowing two of the four remaining buildings to be completed (TBD prioritized by our contractor) along with the clubhouse siding and roof. Roof's on buildings 9 & 12, re-caulk buildings 1, 8, 9 and 10. 2011 work would begin on the remaining two buildings, water shut-off upgrades for buildings 1, 2 and, 3, asphalt phase I, and much needed repairs to the small pool building. 2012 would finish all work by completing asphalt phase II, sidewalk trip hazards, the minor remodel to our clubhouse with new heating and air-conditioning. After the thirty six months are up, there would be approximately \$145,017.60 in our Reserve Fund allowing us to update and follow the recommendation in our reserve study.

Scope of work

- Building 5: Dry-rot repair, siding replacement where necessary and painting.
- Building 14: Dry-rot repair, siding replacement where necessary and painting.
- Building 15: Dry-rot repair, siding replacement where necessary and painting.
- Building 16: Dry-rot repair, siding replacement where necessary and painting.
- Clubhouse: Dry-rot repair, siding replacement where necessary and painting.
- Small Pool building: Dry-rot repair, siding replacement where necessary and painting.
- Clubhouse roof.
- Replace roof on buildings 9 and 12.
- Start re-caulking program for buildings that have been completed, starting with buildings 1, 8, 9 and, 10.
- Upgrade water shutoff for buildings 1, 2, and, 3.
- Asphalt Phase I - Remove and replace the heavily damaged main roadway and spot patch 3 pot holes and 2 areas damaged by roots in alleys, black top overlay back to cul-de-sac and new striping.
- Asphalt Phase II - Black top overlay in all alleys with new striping.
- Remove all trip hazards on sidewalks.
- Up-grade clubhouse heating and air conditioning, minor remodel - new carpet or flooring, new window treatments, new stove hood.