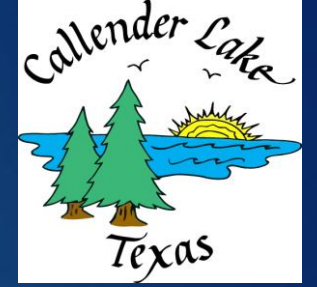




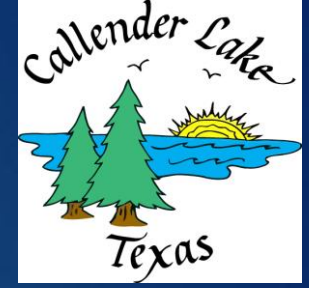
Callender Lake CLPOIA

TOWN HALL MEETING
JULY 14, 2018

Town Hall Meeting Agenda



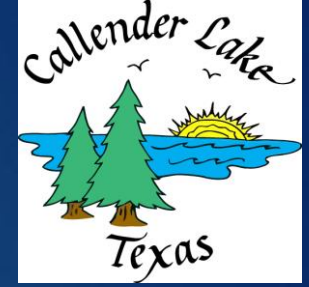
- ▶ Thank You
- ▶ Current Budget Situation
- ▶ Proposed Maintenance Fees
- ▶ Consequences
 - ▶ With Increased Maintenance Fees
 - ▶ Without Increased Maintenance Fees



Current Fixed Costs

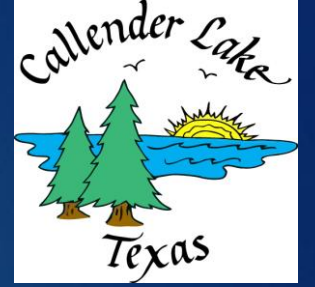
- ▶ Sanitation (Trash) - \$31,750/yr with 3% increase each year
 - ▶ Other additional costs can be incurred due to fuel cost increases, etc.
- ▶ Security - \$39,904/yr (33 hrs/week @ \$19/hr + \$20/day for car)
- ▶ CLPOIA Office - \$55,000/yr (Salary, Insurance, Taxes, Utilities, Software, etc.)
- ▶ Community Maintenance - \$16,000/yr (Mowing, Tree Trimming, Repairs, etc.)
- ▶ Tractor Expenses - \$6000/yr
- ▶ Total Fixed Costs Per Year = \$148,654

Current Funding



- ▶ Reliable Lot Owners
 - ▶ Improved Lot Owners = 303 Reliable Improved Lot Owners @ \$295/yr = \$89,385/yr
 - ▶ Unimproved Lot owners = 787 Reliable Unimproved Lot Owners @ \$75/yr = \$59,025/yr
- ▶ Total Reliable Dues Paid (2006 rates) = \$148,410/yr
- ▶ Total Fixed Costs = \$148,654/yr Total Reliable Dues Paid = \$148,410/yr
 - ▶ THIS IS A DEFICIT OF \$244/YR AND DOES NOT INCLUDE ANY “NON-FIXED” COSTS SUCH AS IMPROVEMENTS, ROADS, INCREASED SECURITY PRESENCE AND EQUIPMENT, ADDITIONAL AMENITIES, OR ANY UNEXPECTED EXPENSES.
- ▶ Published 2018 Budget = \$168,610 (Budget Shortfall of \$20,200)

Proposed Annual Maintenance Dues



\$400 - Improved Lots (\$33.33/mo)

\$200 - Unimproved Lots (\$16.66/mo)

No Annual Increase

Monthly Payment Options will be made available at no extra cost (except standard processing fees that are assessed by banks and credit cards)

Proposed Annual Maintenance Dues



\$400 - Improved Lots = Increase of \$8.75/month

\$200 - Unimproved Lots = Increase of \$10.41/month



Result of Fee Increase

- ▶ 1307 individual CLOPIA properties
 - ▶ 329 Improved Lots x \$400 = \$131,600
 - ▶ 943 Unimproved Lots x \$200 = \$188,600
 - ▶ 35 Unimproved ½ Lots x \$100 = \$3500

Total = \$323,700/yr

Reliable Payees = \$272,500/yr

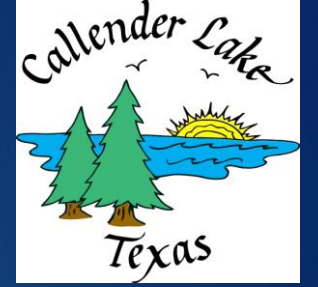
With an annual “Cost of Living” increase of 2.5% since the last increase (2006), the Maintenance Fees for an Improved Lot would have been \$406.66 in 2018.



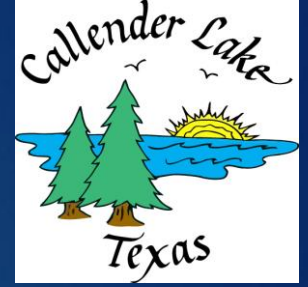
Why we need this increase now

- ✓ THE CLPOIA IS CURRENTLY RUNNING AT A BUDGET SHORTFALL OF OVER \$20,000/YR
- ✓ THE CLPOIA WILL NOT HAVE ENOUGH FUNDS TO BEGIN OR CONTINUE IMPROVEMENT PROJECTS (ROADS, PARK IMPROVEMENTS, ETC.)
- ✓ IMPROVED SECURITY (MORE HOURS, NEW EQUIPMENT, ETC.)
- ✓ THE CLPOIA CURRENTLY DOES NOT HAVE ANY EXCESS FUNDS TO USE IN CASE OF AN EMERGENCY. AN INCREASE WILL ALLOW FOR A "RAINY DAY FUND"
- ✓ THE MAINTENANCE FEES HAVE NOT BEEN ADJUSTED FOR 12 YEARS (2006). USING 2.5% COST OF LIVING INCREASE, THE FEES WOULD BE \$406.66 FOR 2018
- ✓ THE FUTURE OF CALLENDER LAKE IS BRIGHT, BUT THE SAFETY, ROADS AND AMENITIES THAT MAKE CALLENDER LAKE GREAT ALL COST MONEY

What could happen without an increase?



- ✓ NO MONEY FOR CONTINUED AND FUTURE ROAD IMPROVEMENTS
- ✓ POTENTIAL LOSS OF AMENITIES (TRASH, PARK IMPROVEMENTS, ETC.)
- ✓ POTENTIAL REDUCTION OF SECURITY SERVICES
- ✓ SIGNIFICANT ASSESSMENTS TO COVER UNEXPECTED COSTS
- ✓ STAGNANT OR DECREASING HOME VALUES DUE TO LOSS OF AMENITIES, DEGRADED ROADS, AND OTHER ISSUES THAT CAN NOT BE CORRECTED DUE TO BUDGETARY CONSTRAINTS



Please Vote “Yes”

- Ballots will be mailed out on August 15, 2018
- Please vote “Yes” and return your ballot

KEEP CALLENDER LAKE GREAT!!