

Pebble Creek Condominium Homeowner Association

Annual Meeting 2016

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January 21, 2016

Pebble Creek Homeowner
3550 S. Harlan St. Office
Denver, Colorado 80235

Dear Homeowner;

Enclosed in this mailing you will find important information about Pebble Creek Condominium Homeowner Association.

Maintenance Fee has increased 4% for 2016

The index, below, should assist you with the enclosed information.

- Proxy / Notice of Meeting
- Meeting Agenda
- Payment Coupons
- Mailing Labels
- 2016 Budget

2016 Maintenance Fee has increased 4%:

Condo Style	2015 Maintenance Fee	2016 Maintenance Fee
1 Bed Small	\$166	\$173
1 Bed Large	\$173	\$180
1 Bed Loft	\$181	\$188
2 Bed 1 Bath	\$221	\$230
2 Bed 1 ½ Bath	\$254	\$264
2 Bed 2 Bath	\$262	\$272
Townhouse / Building 9	\$332	\$345
Buildings 13 & 14	\$338	\$352

Proxy Statement

Please DO NOT send the proxy to Irvine, California when you send your Maintenance Fee payment.

A Proxy statement is enclosed with this mailing. It is important that we have a quorum of votes represented at the **Annual Meeting**, which will be held on **Wednesday, February 10, 2016**. Please plan on attending the Annual Meeting or sign and date your proxy and return it to the Office. You may write-in the name of the person whom you select to vote in your place as Proxy. At the previous two Annual Meetings we had to phone and knock on doors of residents in order to obtain a quorum. **Remember that your Maintenance Fee Account MUST BE CURRENT in order to retain voting privileges.**

Payment Coupons

We have enclosed payment coupons for your convenience. Pebble Creek will continue to use the services of our lockbox contractor, Management Processing Solutions in Irvine, California.

Please send your Maintenance Fee payments to the address on the coupon.

DO NOT send payment to the Clubhouse Office unless you have made special arrangements

2016 Budget

The Board of Directors has approved the 2016 budget with a 4% *increase* in Maintenance Fees

- **ALWAYS write your Condo Number on your check.**
- **Using Bank Pay?** – Please put the Condo Number on the check or as the Account Number.
- **ACH –Automatic Drafting** – will continue with the new Maintenance Fee beginning February 10, 2016 – no further action is required.
- Please send your payment to our lockbox contractor in California rather than leaving it at the Pebble Creek Office.

The Board of Directors has voted in favor of closing the swimming pool for the 2016 season. They feel that the ever growing cost of operating, and maintaining the pool does not justify the lack of use by the association as a whole. They feel that the funds could be spent on other areas of the community that would help to serve everyone. The closure of the swimming pool will be put up for a vote at the annual meeting. Please plan on attending so your voice can be heard.

The Board of Directors understands the impact on individual household budgets of Maintenance Fee increases. We feel that it is best for the organization in 2016 to have a small fee increase in *combination* with the temporary closure of the swimming pool rather a larger and permanent increase. We continue to be hopeful that individual homeowner situations will improve and thereby our collections of on-time payments.

2015 Review

Xcel energy has begun a project on the west end of the complex. They are replacing and updating the main power wires between several different transformers.

Plumbing

The valves in the meter pit of building 14 seized, and would not function properly. Due to Denver Water's rules Pebble Creek was responsible for the replacement of the valves, but had to use a licensed plumber. There are a few additional buildings with aging shut-off valves such as building 19 that we are now proactively replacing before they become a problem.

Additionally, there were breaks in sewer main in building 4. The repair of these breaks involved several steps:

- Locating the break with a camera or sound locator.
- Digging through the concrete floor of a Condo with a jack hammer.
- Digging down to the break.
- Replacing the broken pipe section.
- Refilling the hole in the ground.
- Re-pouring the concrete.
- Replacing cabinets, fixtures, flooring, and countertops.

Each of these breaks requires almost a week of work and is very inconvenient to the residents of the effected Condo.

Decks and Stairways

This year maintenance was challenged with major electric issues. Therefore lots of items that were on the job agenda were not able to be addressed. Due to a fault in the main power supply for the clubhouse, the sprinkler pump, fountain pump, and both a/c units burnt up. These issues took many weeks to diagnose and repair. Maintenance was able to replace 10 balconies, and 1 stairway, which were all in desperate need of repair. Stairways will be a top priority in 2016.

Insurance

The cost of insurance for Homeowner Associations continues to rise. This year the premium rate increased mainly because the age of Pebble Creek has placed us on a different tier. Pebble Creek shopped any and all alternatives in an effort to save costs, however all other options would demand a 2% deductible which would roughly be \$610,000 vs the \$10,000 deductible we currently have. Insurance agents are strongly recommending that Homeowners obtain "HO6 Loss Assessment" coverage. This coverage would pay the Homeowner share of a Special Assessment (loss assessment) issued to pay for the deductible or some other portion of a normally insured loss. Please check with your agent.

Please plan to attend the Annual Meeting on February 10, 2016.

Pebble Creek Condominium Homeowner Association

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Wednesday

February 10, 2016

- AGENDA -

- 6:45 p.m. Registration and Coffee
- 7:00 p.m. Meeting called to order
Proof of Notice of Meeting presented
Minutes of Annual Meeting 2015
Announcement of Quorum
- 7:15 p.m. Introductions and Balloting
Introduction of Current Board Members
Present Ballots
Receive Floor Nominations
Present Candidates
Comments from candidates
VOTE
- 7:30 p.m. Treasurer Report
- 7:40 p.m. Review of 2015
Plans for 2016
Discussion - HOMEOWNERS & BOARD & MANAGER
Questions/Comments - HOMEOWNERS & BOARD
- 7:55 p.m. Report of Voting Results
- 8:00 p.m. Adjournment

Pebble Creek Condominium Homeowner Association

Annual Meeting 2016

Account Number	Expense Item	Annual Expense	Monthly Expense	Percentage Ownership							
				0.2864	0.2992	0.3126	0.3819	0.4392	0.4519	0.5729	0.5829
5001	Payroll Taxes	\$ 6,500	\$ 542	\$ 1.55	\$ 1.62	\$ 1.69	\$ 2.07	\$ 2.38	\$ 2.45	\$ 3.10	\$ 3.16
5002	Employee Benefits	\$ 7,200	\$ 600	\$ 1.72	\$ 1.80	\$ 1.88	\$ 2.29	\$ 2.64	\$ 2.71	\$ 3.44	\$ 3.50
5003	Workman's Compensation	\$ 2,800	\$ 233	\$ 0.67	\$ 0.70	\$ 0.73	\$ 0.89	\$ 1.02	\$ 1.05	\$ 1.34	\$ 1.36
5007	Courtesy Patrol	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5010	Contracted Management Expenses	\$ 54,000	\$ 4,500	\$ 12.89	\$ 13.46	\$ 14.07	\$ 17.19	\$ 19.76	\$ 20.34	\$ 25.78	\$ 26.23
5060	Maintenance Payroll - Gross	\$ 76,000	\$ 6,333	\$ 18.14	\$ 18.95	\$ 19.80	\$ 24.19	\$ 27.82	\$ 28.62	\$ 36.28	\$ 36.92
5061	Contract Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5070	Payroll Service Expense	\$ 3,000	\$ 250	\$ 0.72	\$ 0.75	\$ 0.78	\$ 0.95	\$ 1.10	\$ 1.13	\$ 1.43	\$ 1.46
5100	Insurance	\$ 72,901	\$ 6,075	\$ 17.40	\$ 18.18	\$ 18.99	\$ 23.20	\$ 26.68	\$ 27.45	\$ 34.80	\$ 35.41
5101	Small Claims	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5122	Waste Water	\$ 15,500	\$ 1,292	\$ 3.70	\$ 3.86	\$ 4.04	\$ 4.93	\$ 5.67	\$ 5.84	\$ 7.40	\$ 7.53
5130	Trash Removal	\$ 21,000	\$ 1,750	\$ 5.01	\$ 5.24	\$ 5.47	\$ 6.68	\$ 7.69	\$ 7.91	\$ 10.03	\$ 10.20
5140	Irrigation Fees	\$ 6,000	\$ 500	\$ 1.43	\$ 1.50	\$ 1.56	\$ 1.91	\$ 2.20	\$ 2.26	\$ 2.86	\$ 2.91
5200	Office Expense	\$ 3,000	\$ 250	\$ 0.72	\$ 0.75	\$ 0.78	\$ 0.95	\$ 1.10	\$ 1.13	\$ 1.43	\$ 1.46
5210	Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5211	Answering Service	\$ 2,050	\$ 171	\$ 0.49	\$ 0.51	\$ 0.53	\$ 0.65	\$ 0.75	\$ 0.77	\$ 0.98	\$ 1.00
5220	Office Equipment	\$ 1,200	\$ 100	\$ 0.29	\$ 0.30	\$ 0.31	\$ 0.38	\$ 0.44	\$ 0.45	\$ 0.57	\$ 0.58
5240	Administration	\$ 3,000	\$ 250	\$ 0.72	\$ 0.75	\$ 0.78	\$ 0.95	\$ 1.10	\$ 1.13	\$ 1.43	\$ 1.46
5310	Accountant Services	\$ 550	\$ 46	\$ 0.13	\$ 0.14	\$ 0.14	\$ 0.18	\$ 0.20	\$ 0.21	\$ 0.26	\$ 0.27
5320	Legal Services - Corporate	\$ 500	\$ 42	\$ 0.12	\$ 0.12	\$ 0.13	\$ 0.16	\$ 0.18	\$ 0.19	\$ 0.24	\$ 0.24
5400	Maintenance Supplies	\$ 5,000	\$ 417	\$ 1.19	\$ 1.25	\$ 1.30	\$ 1.59	\$ 1.83	\$ 1.88	\$ 2.39	\$ 2.43
5410	Fire Protection	\$ 3,600	\$ 300	\$ 0.86	\$ 0.90	\$ 0.94	\$ 1.15	\$ 1.32	\$ 1.36	\$ 1.72	\$ 1.75
5420	Building Repairs	\$ 10,000	\$ 833	\$ 2.39	\$ 2.49	\$ 2.61	\$ 3.18	\$ 3.66	\$ 3.77	\$ 4.77	\$ 4.86
5421	Mudjacking	\$ 1,500	\$ 125	\$ 0.36	\$ 0.37	\$ 0.39	\$ 0.48	\$ 0.55	\$ 0.56	\$ 0.72	\$ 0.73
5430	Electrical Repairs / Improvements	\$ 1,500	\$ 125	\$ 0.36	\$ 0.37	\$ 0.39	\$ 0.48	\$ 0.55	\$ 0.56	\$ 0.72	\$ 0.73
5440	Plumbing Repairs	\$ 35,000	\$ 2,917	\$ 8.35	\$ 8.73	\$ 9.12	\$ 11.14	\$ 12.81	\$ 13.18	\$ 16.71	\$ 17.00
5450	Pager & Mobile Phone	\$ 4,200	\$ 350	\$ 1.00	\$ 1.05	\$ 1.09	\$ 1.34	\$ 1.54	\$ 1.58	\$ 2.01	\$ 2.04
5460	Pest Control	\$ 1,000	\$ 83	\$ 0.24	\$ 0.25	\$ 0.26	\$ 0.32	\$ 0.37	\$ 0.38	\$ 0.48	\$ 0.49
5470	Locks & Keys	\$ 500	\$ 42	\$ 0.12	\$ 0.12	\$ 0.13	\$ 0.16	\$ 0.18	\$ 0.19	\$ 0.24	\$ 0.24
5500	Maintenance Equipment	\$ 2,000	\$ 167	\$ 0.48	\$ 0.50	\$ 0.52	\$ 0.64	\$ 0.73	\$ 0.75	\$ 0.95	\$ 0.97
5510	Vehicle Expense	\$ 1,000	\$ 83	\$ 0.24	\$ 0.25	\$ 0.26	\$ 0.32	\$ 0.37	\$ 0.38	\$ 0.48	\$ 0.49
5520	Ponds & Pumps	\$ 1,000	\$ 83	\$ 0.24	\$ 0.25	\$ 0.26	\$ 0.32	\$ 0.37	\$ 0.38	\$ 0.48	\$ 0.49
5530	Sprinkler System	\$ 1,000	\$ 83	\$ 0.24	\$ 0.25	\$ 0.26	\$ 0.32	\$ 0.37	\$ 0.38	\$ 0.48	\$ 0.49
5540	Plants, Trees, Shrubs	\$ 500	\$ 42	\$ 0.12	\$ 0.12	\$ 0.13	\$ 0.16	\$ 0.18	\$ 0.19	\$ 0.24	\$ 0.24
5550	Landscape Contract	\$ 28,000	\$ 2,333	\$ 6.68	\$ 6.98	\$ 7.29	\$ 8.91	\$ 10.25	\$ 10.54	\$ 13.37	\$ 13.60
5580	Landscape Improvements	\$ 1,000	\$ 83	\$ 0.24	\$ 0.25	\$ 0.26	\$ 0.32	\$ 0.37	\$ 0.38	\$ 0.48	\$ 0.49
5590	Asphalt Repairs	\$ 3,000	\$ 250	\$ 0.72	\$ 0.75	\$ 0.78	\$ 0.95	\$ 1.10	\$ 1.13	\$ 1.43	\$ 1.46
5600	Clubhouse	\$ 1,000	\$ 83	\$ 0.24	\$ 0.25	\$ 0.26	\$ 0.32	\$ 0.37	\$ 0.38	\$ 0.48	\$ 0.49
5610	Social Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5620	Tennis Court	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5630	Swimming Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Budgeted Operating Expenses		\$ 376,001	\$ 31,333	\$ 89.74	\$ 93.75	\$ 97.95	\$ 119.66	\$ 137.62	\$ 141.60	\$ 179.51	\$ 182.64
Utility Fee											
5110	Gas & Electric	\$ 120,000	\$ 10,000	\$ 28.64	\$ 29.92	\$ 31.26	\$ 38.19	\$ 43.92	\$ 45.19	\$ 57.29	\$ 58.29
5120	Water & Sewer	\$ 82,000	\$ 6,833	\$ 19.57	\$ 20.45	\$ 21.36	\$ 26.10	\$ 30.01	\$ 30.88	\$ 39.15	\$ 39.83
Total Budgeted Utility Fee		\$ 202,000	\$ 16,833	\$ 48.21	\$ 50.37	\$ 52.62	\$ 64.29	\$ 73.93	\$ 76.07	\$ 96.44	\$ 98.12
Loan Special Assessment through Jan 2019											
4065	Loan Special Assessment	\$ 105,674	\$ 8,806	\$ 25.22	\$ 26.35	\$ 27.53	\$ 33.63	\$ 38.68	\$ 39.80	\$ 50.45	\$ 51.33
Total Budgeted Loan Special Assessment		\$ 105,674	\$ 8,806	\$ 25.22	\$ 26.35	\$ 27.53	\$ 33.63	\$ 38.68	\$ 39.80	\$ 50.45	\$ 51.33
FHA Reserve Contribution											
1020	General Reserves	\$ 18,800	\$ 1,567	\$ 4.49	\$ 4.69	\$ 4.90	\$ 5.98	\$ 6.88	\$ 7.08	\$ 8.98	\$ 9.13
Total Budgeted FHA Reserve Contributor		\$ 18,800	\$ 1,567	\$ 4.49	\$ 4.69	\$ 4.90	\$ 5.98	\$ 6.88	\$ 7.08	\$ 8.98	\$ 9.13
GRAND TOTAL BUDGET		\$ 702,475	\$ 58,540	\$ 167.66	\$ 175.15	\$ 182.99	\$ 223.56	\$ 257.11	\$ 264.54	\$ 335.37	\$ 341.23
4000	Total Monthly Income	\$ 722,592	\$60,216.00	\$173.00	\$180.00	\$188.00	\$230.00	\$264.00	\$272.00	\$345.00	\$352.00
Operating Expenses				\$ 89.74	\$ 93.75	\$ 97.95	\$ 119.66	\$ 137.62	\$ 141.60	\$ 179.51	\$ 182.64
Utility Fee				\$ 48.21	\$ 50.37	\$ 52.62	\$ 64.29	\$ 73.93	\$ 76.07	\$ 96.44	\$ 98.12
Loan Special Assessment				\$ 25.22	\$ 26.35	\$ 27.53	\$ 33.63	\$ 38.68	\$ 39.80	\$ 50.45	\$ 51.33
FHA Reserve Contribution				\$ 4.49	\$ 4.69	\$ 4.90	\$ 5.98	\$ 6.88	\$ 7.08	\$ 8.98	\$ 9.13
Total				\$ 167.66	\$ 175.15	\$ 182.99	\$ 223.56	\$ 257.11	\$ 264.54	\$ 335.37	\$ 341.23
				1 Bed Small	1 Bed Large	1 Bed Loft	2 Bed --- 1 Bath	2 Bed --- 1 1/2 Bath	2 Bed --- 2 Bath	Townhse & 3 Bed Bld 9	3 Bed Buildings 13 & 14