

Storm Mountain PID #55 Quarterly Meeting April 9, 2022

Recording – the recorded meeting can be listened to [here](#).

Board Members

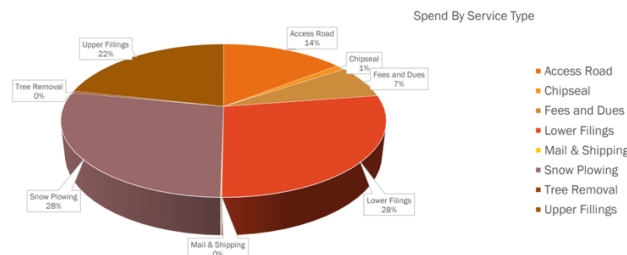
Andy Hitch, Chairperson
James Toland, Treasurer
Connie Garrett, Secretary
Joe Leo
John Lodico

2021 Budget Review –the 2021 Budget was reviewed, and slides are provided below. It was clarified that the expense details list “grading”, however the work includes all summer maintenance and improvements of grading, mag chloride, water compaction, road base, recycled asphalt, and culvert installation. The cost of 2021 summer work was more than projected due to road damage caused by spring rains, but funds from other categories covered the additional cost. The cost to repair the guardrail on the Access Road was lower than quoted.

Budget Summary

% of Budget	Budget Item	Budget	Spent	% Spent	Remaining	% Remaining Notes
5.17%	County Fees	\$14,142.00	\$14,142.00	100%	\$0.00	0% County Fees remained consistent from 2020, with no reduction
7.69%	Emergency Reserve	\$21,010.47		0%	\$21,010.47	100% Should not be spent unless required to address a safety concern
14.78%	Chip Seal Reserve	\$40,393.75	\$2,209.44	5%	\$38,184.31	95% Savings account to pay for long-term maintained of chipseal and extensions
23.78%	Snow Plowing	\$65,000.00	\$56,347.50	87%	\$8,652.50	13%
12.10%	Access Road	\$33,077.87	\$29,402.65	89%	\$3,675.22	11%
19.13%	Lower Fillings	\$52,280.07	\$55,785.36	107%	-\$3,505.29	-7%
15.55%	Upper Fillings	\$42,515.44	\$43,612.38	103%	-\$1,096.94	-3%
1.73%	Tree Removal	\$4,725.41	\$750.00	16%	\$3,975.41	84%
0.07%	Mail & Shipping	\$200.00	\$151.50	76%	\$48.50	24%
	Total	\$273,345.00	\$202,400.83	74%	\$70,944.17	26%
	Planned 2021 Expenditure	\$211,940.79	\$202,400.83	95%	\$9,539.96	5% Actual spend of non-reserved funds

Spend Distribution



Expense Details

Invoice Date	Month	Vendor	Description	Budget Category	Amount
01/02/21	1	Larimer County	Collection Fees and Misc Fees	Fees and Dues	\$ 14,142.00
02/20/21	1	Over The Rainbow Ranch	January Snow Removal	Snow Plowing	\$ 3,960.00
03/04/21	2	Over The Rainbow Ranch	February Snow Removal	Snow Plowing	\$ 7,095.00
03/30/21	3	Over The Rainbow Ranch	March Snow Removal	Snow Plowing	\$ 35,310.00
05/07/21	4	Over The Rainbow Ranch	April Snow Removal	Snow Plowing	\$ 5,115.00
06/08/21	5	Over The Rainbow Ranch	May Snow Removal	Snow Plowing	\$ 1,567.50
06/08/21	5	Foster Dirt	May Access Road Grading	Access Road	\$ 3,178.75
06/08/21	5	Foster Dirt	May Lower Fillings Road Grading	Lower Fillings	\$ 9,145.00
06/08/21	5	Foster Dirt	May Upper Fillings Road Grading	Upper Fillings	\$ 4,528.75
03/01/21	3	Segway	VoiceMail Hosting	Mail & Shipping	\$ 89.50
08/10/21	7	Foster Dirt	July Access Road Grading	Access Road	\$ 7,390.00
08/10/21	7	Foster Dirt	July Lower Fillings Road Grading	Lower Fillings	\$ 17,816.25
08/10/21	7	Foster Dirt	July Upper Fillings Road Grading	Upper Fillings	\$ 8,945.00
06/29/21	6	Tallman Tree Service	Chipping of Slash, Fire Cleanup	Tree Removal	\$ 750.00
09/26/21	9	Foster Dirt	Aug/Sept Access Road Grading	Access Road	\$ 18,833.90
09/26/21	9	Foster Dirt	Aug/Sept Lower Fillings Grading	Lower Fillings	\$ 28,824.11
09/26/21	9	Foster Dirt	Aug/Sept Upper Fillings Grading	Upper Fillings	\$ 30,138.63
09/26/21	9	Foster Dirt	Aug/Sept Chipseal Repair Grading	Chipseal	\$ 2,209.44
9/31/2021	9	USPS	PO Box Fee	Mail & Shipping	\$ 62.00
01/08/22	12	Over The Rainbow Ranch	Dec Snow Removal	Snow Plowing	\$ 3,300.00

2022 Budget Forecast – the forecasted 2022 budget was reviewed, and the slides are below. The budget will be approved and finalized at the annual meeting. The budget has increased from 2021 due to property value increases. The budget model will move to focus on high use areas, instead of by region. A question was asked about use of water from the lake: the water rights of the lake is owned by the Cedar Park Improvement Association, and the PID pays \$10 per truck load, which is much cheaper than getting water from town at \$80 per truck load.

- Total Forecast Budget \$301,291
 - Includes ~\$71K in carry over from our 2021, including our reserves and contingency funds
 - New Revenue to the PID is ~\$230K
 - Total budget is ~28K larger in 2022

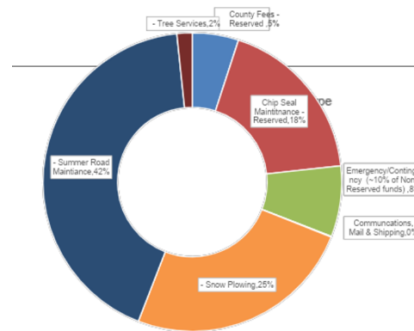
Other Notes

- The county charge for oversight and collection remains at 5% - Total charge is ~15K
- I recommend we put aside 15K additional to our chipseal fund for future work, this will give us ~\$55K in for future work.
- I put aside %10 of non reserved funds for emergency/contingency needs. (~\$23K)
- We have essentially ~\$208K in funds for plowing and projects this year, pending no major chip seal work is needed.
- I formatted the budget for fixed costs vs discretionary spend
- I discontinued the practice of allocating and tracking by region as discussed last year.

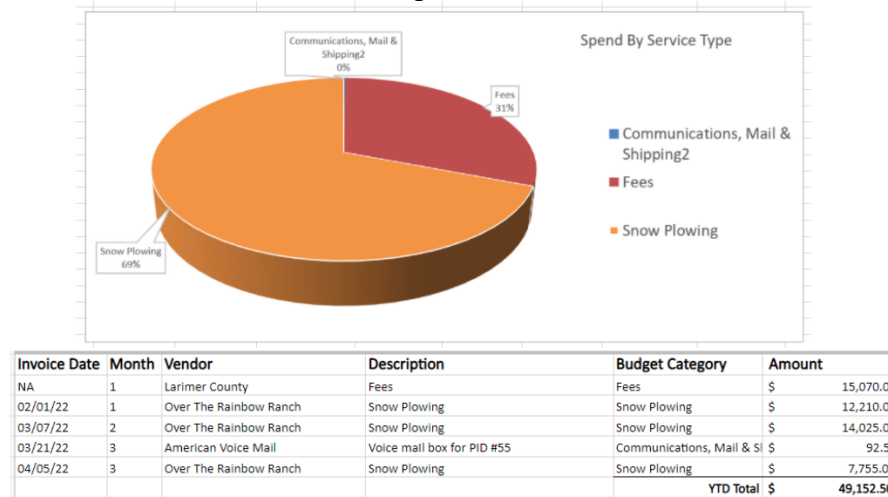
January – March Actuals

2022 BUDGET & EXPENDITURES							
		2021 Carry Over	\$70,944.17				
		2022 Forecast Tax Revenue & OFS	\$215,278.00				
		Specific Ownership Tax Revenue (Can only be used for County Fees)	\$15,069.00				
		2022 Total Budget	\$301,291.17				
		2021 Budget	\$273,345.00				
		YTY Delta	\$27,946.17				
BUDGET/YR. TO DATE EXPENDITURES/AMT. REMAINING							
Category Distribution	% of Total Budget	Budget Item	Budget	Spent	% Spent	Remaining	% Remaining
31% Fixed Costs / Reserves							
	5.00%	County Fees - Reserved	\$15,070.00	\$15,070.00	100%	\$0.00	0%
	18.25%	Chip Seal Maintenance - Reserved	\$55,000.00		0%	\$55,000.00	100%
	7.67%	Emergency/Contingency (~10% of Non-Reserved funds)	\$23,122.12		0%	\$23,122.12	100%
	0.07%	Communications, Mail & Shipping	\$200.00	\$92.50	46%	\$107.50	54%
		Sub Total	\$93,392.12	\$15,162.50	16%	\$78,229.62	84%
69% 2022 General Maintitance and Plowing							
	24.89%	- Snow Plowing	\$75,000.00	\$33,990.00	45%	\$41,010.00	55%
	42.45%	- Summer Road Maintenance	\$127,899.06		0%	\$127,899.06	100%
	1.66%	- Tree Services	\$5,000.00		0%	\$5,000.00	100%
		Sub Total	\$207,899.06	\$33,990.00	16%	\$173,909.06	84%

2022 Budget Distribution



2022 Expense Details



Plowing and Sanding – Many snows were right at 5-6” threshold from January through March. There was no snow in November and December. The access road was plowed more than normal, with 65 tons of sand used on the Access Road, which is up from 50 tons in the previous year. The board feels that OTRR has done a great job.

Summer Work Completed in 2021 – A few of the highlight projects from 2021 were mentioned: Snow Top to Mica court got new road base, Cedar Park muddy spots received new road base, and Galuchie intersection got new road base.

Culverts – the board asked for feedback if the community wanted tax dollars to pay for culverts on private driveways where drainage is impacting the public right of way. There was a previous cost-sharing program that the PID had done in the past, but this became very expensive. The county does not recommend that the board create a ditch across a private driveway. The county inspects new construction, but most of the problems are on existing driveways. The community does not support paying for culvert installation on private driveways. The work list of identified projects includes several drainage issues\culvert issues.

Upcoming Work – For 2022, general maintenance will be completed on the Access Road. Chip seal cannot be extended any further on the Access Road due to environmental studies required by the forest service. Patching will be performed for existing chip seal. It was noted that areas of chip seal are a single layer less than 1” and deteriorating quickly. No guardrail repairs required this year. A few blue barrels need repair. It will be decided later if we do one or two applications of mag chloride. All roads will be graded. The contractor is scheduled to do an early grading of the Access Road at the end of April, weather permitting. A team of volunteers to tackle problematic potholes was discussed. There was some discussion on putting recycled

asphalt on the Snow Top\Palisade 4 way in the future. The 36" culvert at the bottom of Berg's Hill is starting to cave in and will need to be replaced in the future. Discussion of putting a sign at bottom of Access Road to warn of hazardous conditions which require chains or adequate traction to reduce potential roadblocks on the Access Road. The work list of potential summer maintenance and improvements was provided to the community over email prior to the meeting.

Funding for Major Improvements – Representative Neguse's office is accepting applications now for federal funding through a program called Community Project Funding. The deadline to apply is April 15th, projects must be shovel ready, and have support from residents and local officials. The county is concerned that federally funded grants add 30% to cost due to overhead, and that the community must match funds from the PID budget. The Community Project Funding does have matching requirements which make major improvements unattainable. The board is considering a more modest request to replace areas of exhausted road base that have lost their fine materials and ability to compact. Additionally, there are two options with the county for a major improvement, both have to go to ballot in order to be approved. The first option is for a community to take a loan, which is high cost due to higher interest rates and fees in obtaining the loan. The county does not recommend this. The second option is to save the money in an interest-bearing account. The county helps the community come up with a comprehensive plan for the major improvement. It goes to ballot, and if approved would show up on as an additional line item on property taxes.

PID Website – the board is looking into creating a website to have a public presence to provide public documents: budget, invoices, projects, minutes, county reports, etc. All public documents are currently available upon request. Information posted by the PID tends to get lost in other social platforms. The goal of a PID website is to have information and public documents available in a more user-friendly format.

Additional Comments – Additional discussion on the challenges of sanding: sanding the road while it actively snowing is only effective for about 30 minutes and then the sand is buried under new snow. Blue barrels are available, and residents are encouraged to use the sand in the blue barrels, but there was concern about parking safely to get the sand barrels. Discussion on encouraging neighbors and visitors to drive cautiously and courteously both during winter months and summer months. Concern about trailers parked long term and burning trash on private property: this issue can be taken up with county code department and is not with the scope of the PID.

Thank you,
Connie Garrett
Secretary
Storm Mountain PID # 55