

CC&R Vote Board of Directors Dialogue

"Hi Everyone! My name is Cameron and I'm on the MEMA board. Let me see if I can articulate some clarity to a few points:

The capital contribution is 6 months of assessments paid up front on a home sale. The new residents then pays assessments just like an existing one. (Or seller depending on how you decide closing costs, that's between the buyer and seller) if this was occurring in 2017, we would have seen an additional \$200k in revenue. To everyone's point, many HOAs (big & small) have this; in fact many of you may have paid it for your sub association at closing.

To be blunt- when the board was transitioned from a builder to homeowner, there were several line items in the financials that needed attention. Since that point over 2 years ago, we've worked hard to take on solid ROI projects, trim costs, while also enhancing community amenities.

Even with all this effort, costs continue to rise each year and we've been able to hold off an assessment increase. Eventually there will be a need to increase assessments? Yes- but this is designed to continue to hold off that increase as long as we can.

The sooner we can get to 51% - the less money we have to spend on communications, and resources to campaign for the change.

Please let me know if you have any questions!"

- Cameron Scharchburg-Beyer
Mountain's Edge Board Secretary

"My name is Peter and I'm the current President of the Board for Mountain's Edge. I'm writing this to try and clear up some concerns about the current ballot to revise our CC&Rs.

Since the Homeowners took over the Board three years ago, we have not had to raise assessments. However, each year we ran a deficit budget with the belief we could make up the deficit during the year by cutting costs, maximizing our investment income, vigorously pursuing delinquent accounts, etc. We also knew we had maintained a cushion of approximately two months of assessments to cover unexpected contingencies that could be used to cover any shortfalls. Our strategy has worked so far but we are running out of ways to cover increased costs especially those associated with funding reserves that are required by State Law and increase yearly. Also, our deficit budgets are starting to use up the cushion we had.

Because of that, we decided to propose a revision to our CC&Rs to include a one-time fee that new homebuyers will have to pay when they close on a house in Mountain's Edge. This fee is very common in the HOA industry and even some Sub Associations in Mountain's Edge collect it. This fee will go a long way to keeping our very low assessments low and possibly defer or minimize future increases.

The other two items will generate other income but are not items we can firmly count on unless a developer builds more houses or a utility needs a new easement in our common areas.

If you vote Yes on the ballot our assessments will stay low. If you vote No or Abstain, our assessments will need to be raised.

Our Goal since Homeowners took over the Board has always been to keep assessments down. But we now need your help to pass this ballot to keep our assessments low.

If you have any additional questions please look at our Web Site or contact Jill Cain in our office. We are also holding a Town Hall Meeting at the Doral Academy on May 2nd at 6:00 PM regarding this ballot.

The Rest of the Board and I hope we can count on your vote."

- Peter Bernasconi
Mountain's Edge Board President