

# Hidden Springs Town Association

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JUNE 13, 2018

# Welcome

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# Community Update

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MID-YEAR REPORT



# 2018 Town Council

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John Ahrens, President

Mitch Wood, Vice President

Craig Lochner, Treasurer

Jeanie Thomas, Secretary

Ken Oakeson, Director

# What's Done

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343 CC&R violation letters

42 TDRB submittals

380 Trees fertilized

58 trees replaced (HSD, Farm Market, Humphrey's, Long Meadow, Poplar, Farm Market, 10<sup>th</sup>)

Clubhouse pool resurfaced

Paver Repairs Merc Walkways and Village Green

Pool Furniture replaced at pools

Hosted 4 Events



# What's Done

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Hired community teens as Pool Monitors and Jr. Site Crew Members

Asphalt repair Condo/Clubhouse Parking Lot

Pressurized Irrigation Manholes (4<sup>th</sup> and Andy's Gulch)

HSTA / LTTV Service Agreement Updated

\$500 Grant Wildfire Preparedness Grant



# What's in the Works

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Insurance/ Restitution Claims (January and May 2018 incidents)

Replacement Starting Blocks ordered for SMP

South Meadow Pool heater replacement

Planning and hosting 10 events

Obtaining bids for:

- Fence repairs
- Audio repairs
- Improved chlorine system
- Structural tree pruning
- Shrub and tree replacement (2019)

# Hidden Springs Sewer Company

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MID-YEAR REPORT

# What's Done

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TO Engineers (formerly Pharmer) completed 2017 Annual Report for DEQ

Keller Associates

- WW System Records Review

Replaced / Repaired Items

- Chlorine Dosing Pump
- Air Supply and Pump for Sand Filter
- Exhaust Fan
- Flex Check Valve



# What's Happening Now

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OMCS researching options for

- Sludge removal from ponds
- Collection system line cleaning

Pump & Dock Flip (November 2017)

Keller Associates

- WW System Operator Contract Review & Update
- Effluent Water Irrigation Application Mapping

Expansion of the pressurized irrigation system



# Town Council Update

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# President's Update

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# Town Council Mid Year 2018 Major Activities:

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- **Cartwright Ranch – Suez Water Line Right of Ways**

\$40,000 – to be used for Community Improvement Projects  
Added to \$20,000 for 2017-2018 CRTA Pool Sharing Agreement

- **Contract Audits and Reconfigurations**

Town Council committed to **analyze / audit / reconfigure** all 3 critical contracts.

Cooperative Partnerships : Reasonable Profits, Customer Service Excellence, Continuous Improvement

- ✓ 1. **Hopkins** – completed 2015
- ✓ 2. **Accounting (AMI)** – completed June 2018
- 3. **Sewer Plant Operations**
  - Hired Engineering Consultant – Revised Contract in progress
  - Legal Review – TBC
  - Capacity Review – In progress
  - RFP for Operations – In progress
  - Execute new contract – TBC, expected Q4/2018



- **Continued Tree Recovery Program**



## Accounting Contract Highlights

- Recall in 2016-2017 - Reconfiguration of the AMI contract to better suit the needs of HSTA.  
Resulted in over \$21K in savings.  
HSTA staff are now employees of HSTA reporting to Town Council.

- 2018**

- TC and TM's office: 3 months developing a revised SOW and developing an RFQ
- TC and TM's office: 2 months soliciting, investigating, interviewing and reviewing 4 contractors
  - Basis: Cost, Services, History, Legal, Insurance
- AMI selected and contract signed 6/12/18

	2016	2017	2018	2019 Projected
Cost	\$114,281	\$92,930	\$69,042	\$58,277
Savings Year over Year		\$21,351	\$23,888	\$10,765
Total Project Annual Savings				<b>\$56,004</b>



# October 2017



## Spring 2018: Final tree replacement

# Treasurer's Update

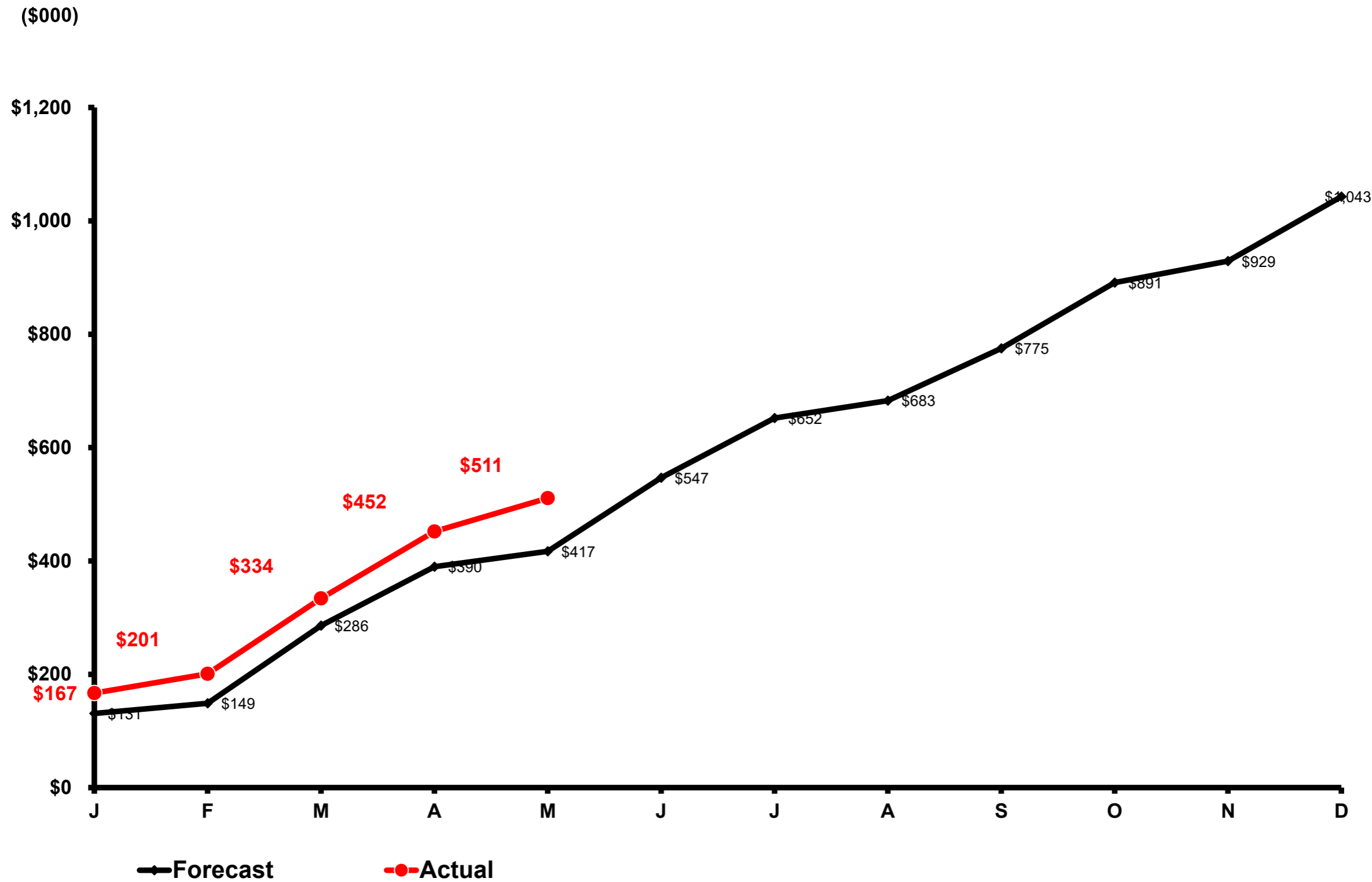
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# **Hidden Springs Town Association Inc.**

## **Treasurer's Mid-Year Report As of 6/13/18**

HSTA  
2018 Revenue - Forecast vs. Actual

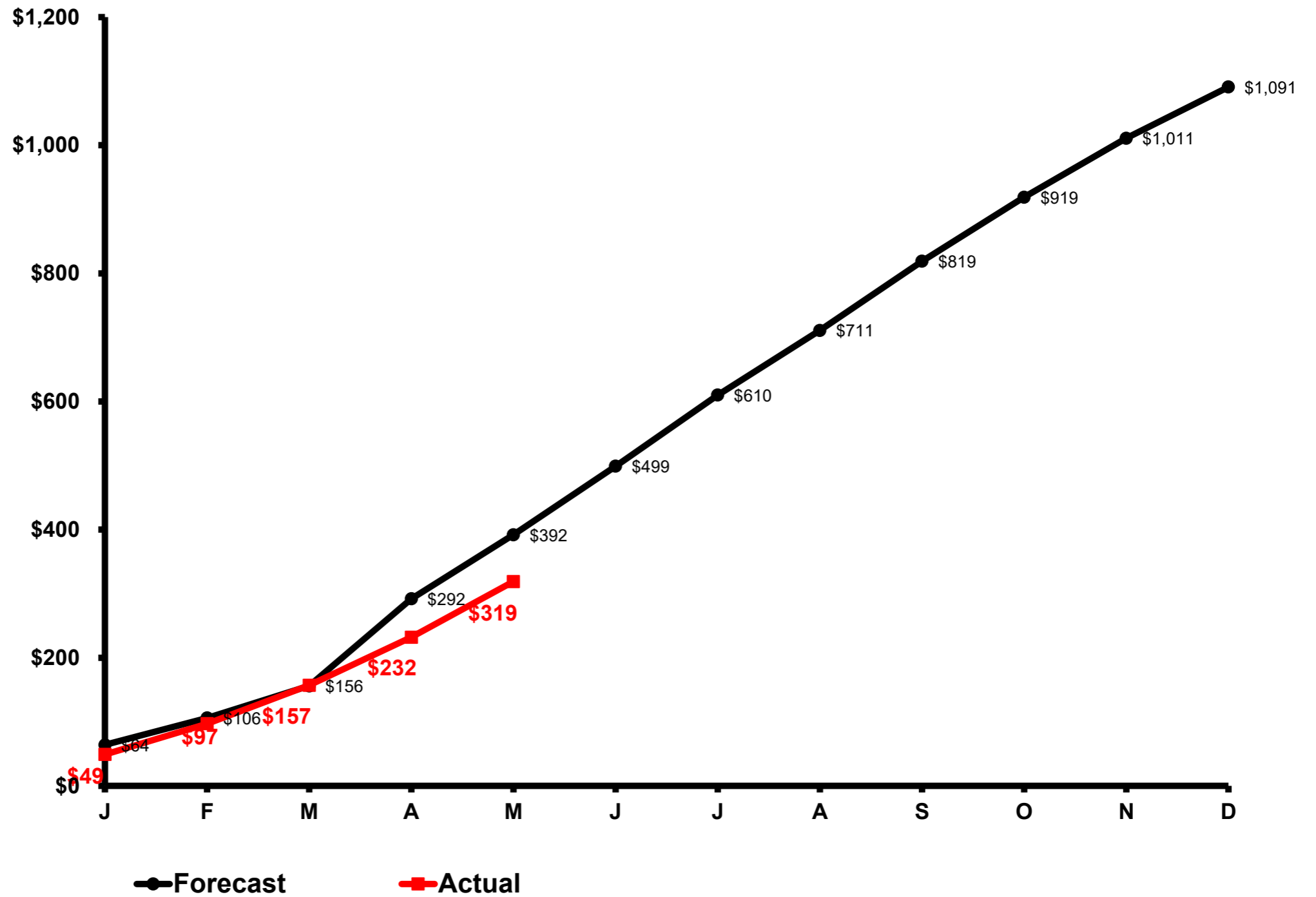


# HSTA Revenue Variances

- Total revenue 22% higher than plan - \$93 thousand. \$65 thousand higher than prior year..
- Assessments \$32 thousand over plan and \$31 thousand higher than prior year level. We are recognizing the delay in billing that we saw in December.
- Transfer fees \$50 thousand higher than plan and \$30 thousand higher than prior year.
- Barn and Clubhouse rentals are \$5 thousand higher than plan and prior year.
- Interest income \$3 thousand over plan.

# HSTA 2018 Expense - Forecast vs. Actual

(\$000)



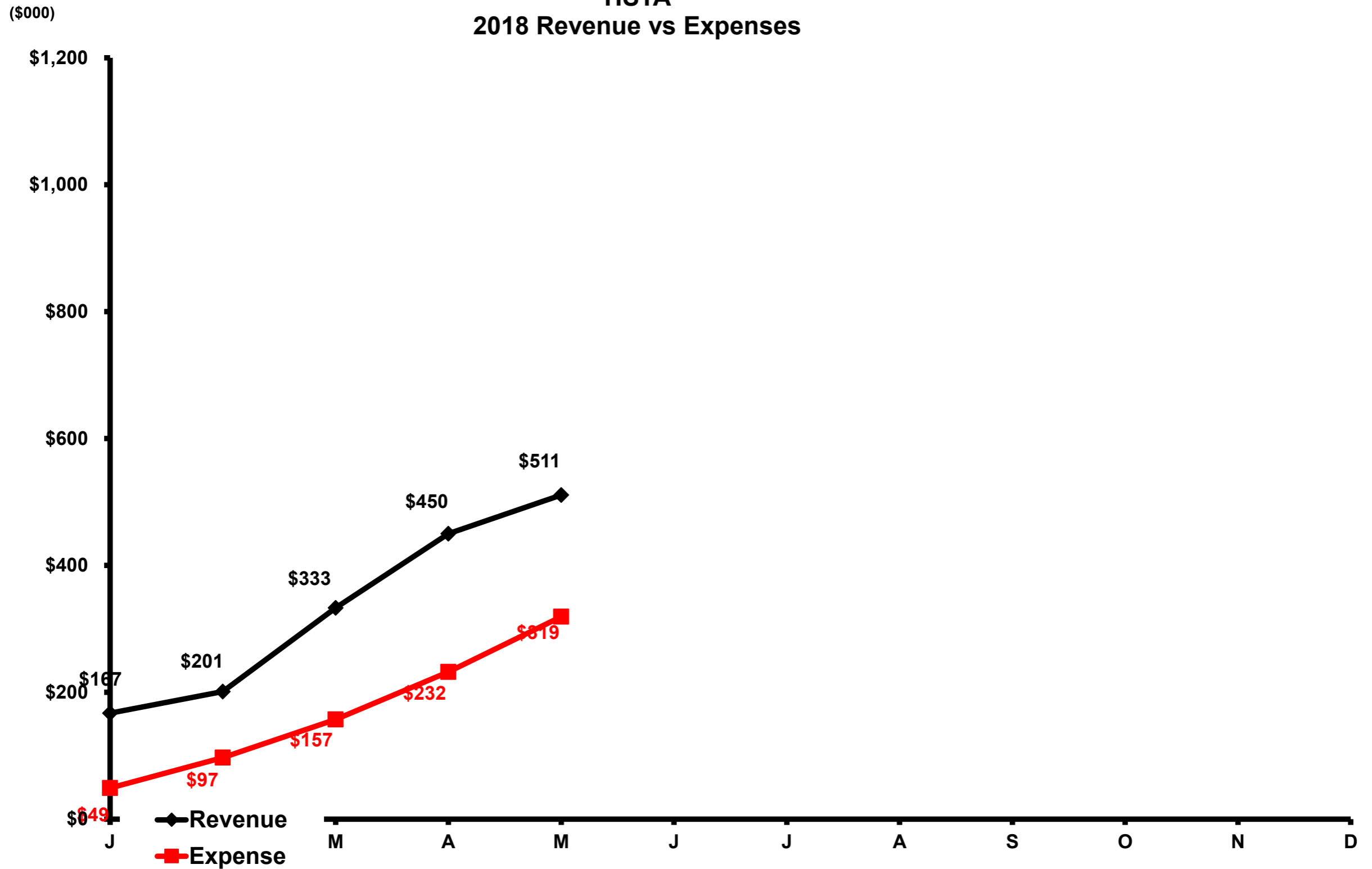
Hidden Springs Town Association Inc. Treasurer's Report



# HSTA Expense Variances

- Total expenses \$74 thousand lower than plan. \$72 thousand lower than prior year.
- Staffing cost is \$7 thousand under budget and \$8 thousand under prior year. Difference from prior year is related to the Town Manager reimbursement from AMI which is \$1 thousand per month which was not in place till the last half of the prior year.
- Administrative cost is \$1 thousand lower than budget and \$10 thousand lower than prior year. Savings on AMI management fee from prior year.
- Office cost is \$5 thousand higher than budget and \$8 thousand higher than prior year. One extra month of rent is reflected and furniture and equipment purchases are \$2 thousand over plan.
- Community programs are \$5 thousand over budget and prior year with December costs paid in January.
- Open space cost are \$2 thousand lower than plan and \$6 thousand higher than prior year.
- Site operations are \$10 thousand under plan and \$38 thousand lower than prior year. This is the combination of many costs such as snow removal, street lighting, Suez water.
- Site repairs/improvements are \$68 thousand under plan and \$35 thousand lower than prior year. The timing of payments for the trees are not in line with the month they were budgeted in.

# HSTA 2018 Revenue vs Expenses



**Hidden Springs Town Association Inc. Treasurer's Report**

# HSTA Net Income

- Net income of \$192 thousand - \$167 thousand better than plan and \$137 thousand better than prior year.
- Over plan results are due to assessment income that would normally have been received in December, increased transfer fees and a timing difference as to when tree payments will be made.

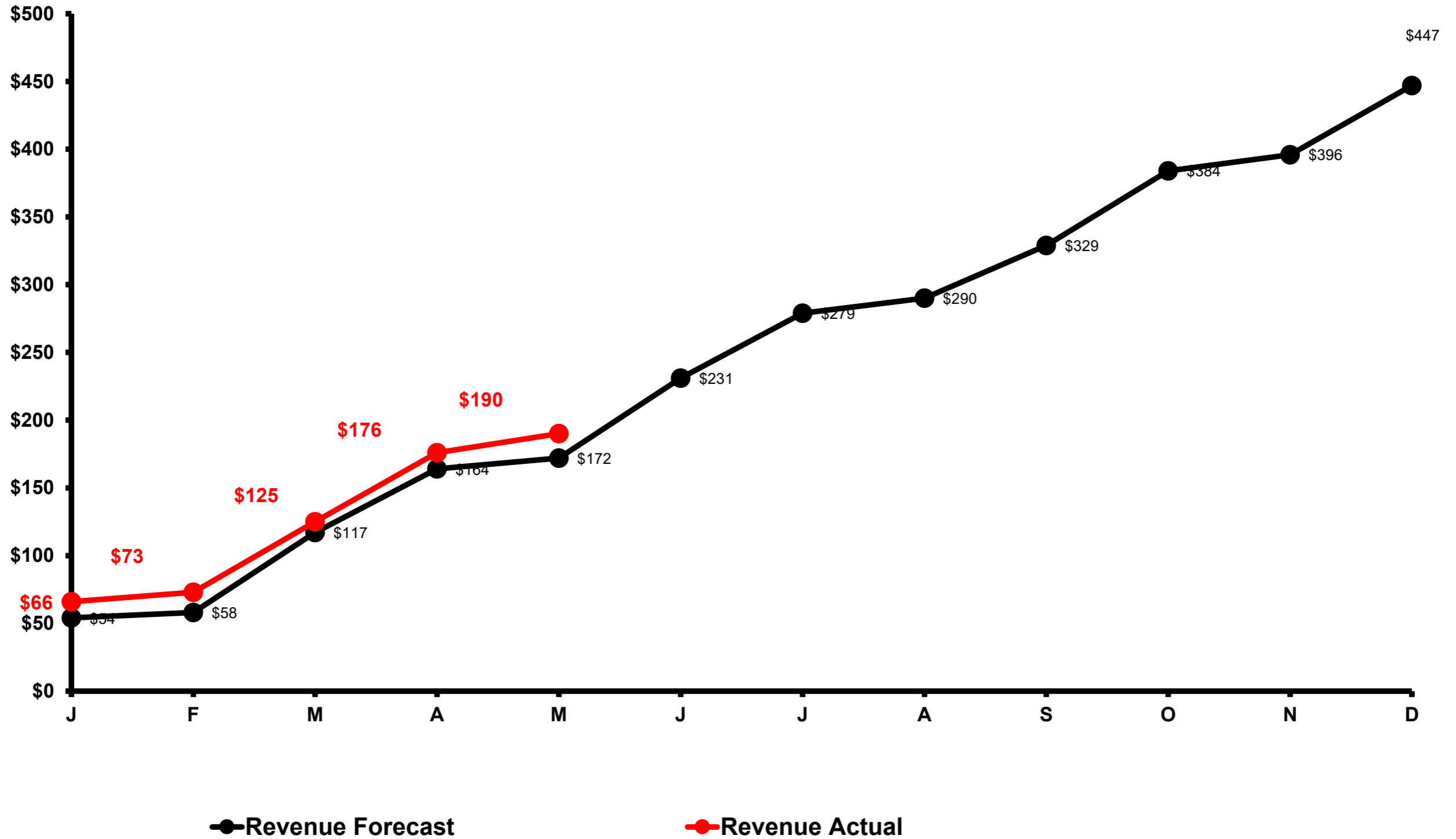
# HSTA Balance Sheet

- Total cash and CD's of \$1.26 million.
- Total assets: \$1.58 million
- Total liabilities: \$36 thousand
- Total Equity: \$1.54 million.



# **Hidden Springs Sewer Company**

## HSSC 2018 Revenue - Forecast vs Actual

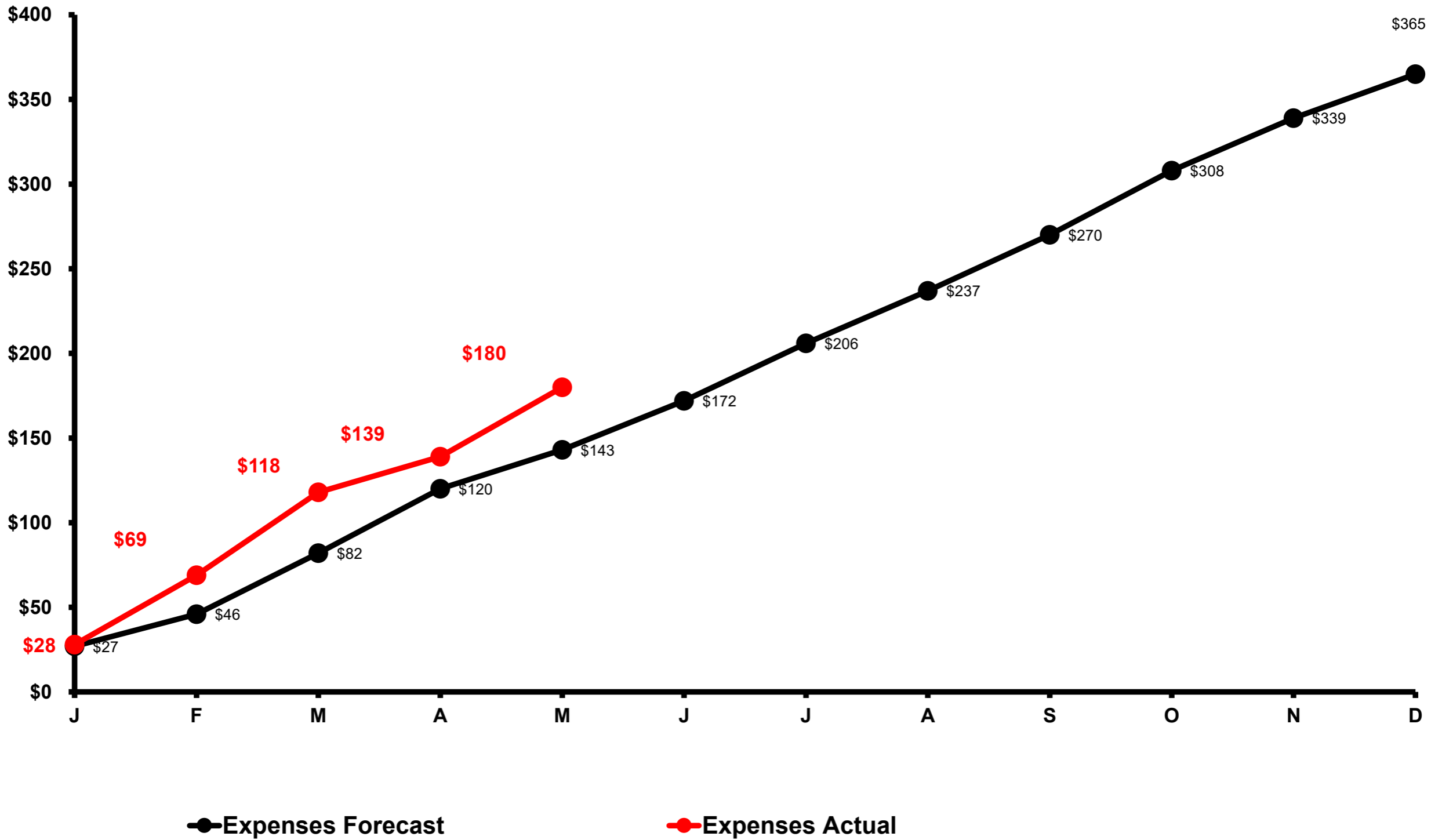


**Hidden Springs Town Association Inc. Treasurer's Report**

# HSSC Revenue Variances

- Total revenue is 10% (\$18 thousand) higher than plan and \$24 thousand higher than prior year.
- Like in HSTA the over plan income is related to the slower receipts in December.
- Cartwright sewer income of \$10 thousand is \$7 thousand higher than plan.
- Interest income is \$3 thousand higher than plan and \$2 thousand higher than prior year.

## HSSC 2018 Expense - Forecast vs Actual

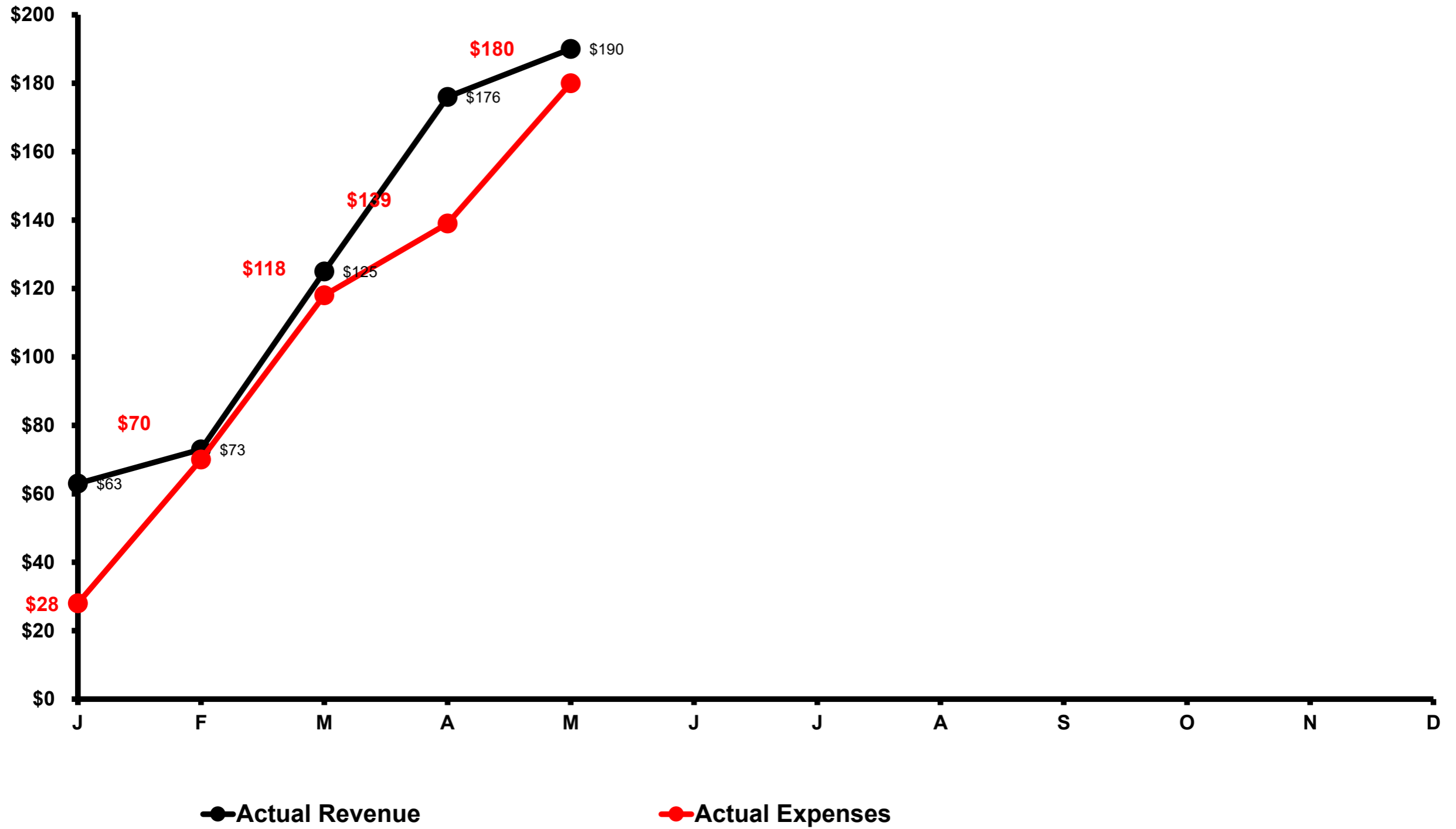


**Hidden Springs Town Association Inc. Treasurer's Report**

# HSSC Expense Variances

- Total expenses 25% (\$37 thousand) higher than plan and \$55 thousand higher than prior year.
- Contract operations \$12 thousand over plan
- Repairs and maintenance \$31 thousand over plan with \$5 thousand of the tree expense charged to the Sewer Company. Majority of cost is related to the barge flip and repairs.
- Professional fees are \$6 thousand over plan and prior year.
- Electricity/gas is \$5 thousand higher than plan and prior year.
- Analytical costs are \$6 thousand higher than plan and prior year.
- We received some insurance payment recoveries from the early year barge and pump incident.

## HSSC 2018 Revenue vs. Expenses



Hidden Springs Town Association Inc. Treasurer's Report

# HSSC Net Income

- Net income of \$10 thousand - \$18 thousand lower than plan, \$31 thousand lower than prior year.
- Main cause of the income shortfall is the barge flip and repair.

# HSSC Balance Sheet

- Total cash and CD's of \$813 thousand.
- Total assets of \$935 thousand
- Liabilities of \$7 thousand.
- Total equity of \$929 thousand.

# Committee Update

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# Committee Updates

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## Open Space

- Chuck Vertrees, Committee Chairperson
- Meetings first Tuesday of every month unless otherwise noted

## Farm

- Linda Beasley, Committee Chair
- Meetings Monday evenings 6-8:00 pm and Friday mornings 8-10:00 am

## Pools

- Karen Campbell, Committee Chair
- Meetings scheduled pre and post season

## Dry Creek Historical Society

- Cyndi Elliot, President DCHS

# Helping Hands Always Needed

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Events

Farm

Memorial Garden

Open Space / Firewise

Pool

DCHS

# Open Discussion

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# Next Meeting

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ANNUAL MEETING

TUESDAY, DECEMBER 11<sup>TH</sup> 2018