

Dear Redlands Mesa Master Association Lot and Unit Owners,

This has been an interesting period for Redlands Mesa Master Association since the last annual meeting, May 16, 2022. At that time, we were introduced to the new Community Manager (CM), Mark Nickel, who was replacing the firm of Bray HOA Management. Mark has taken on the additional responsibility of DRC Administrator and is responsible for meetings with builders and Lot and Unit Owners and providing a greater presence than we had with Bray – Thanks Mark!

As a Board, we now understand that we relied much more on Bray HOA Management for budget, billing and accounting services than had been expected. The board agrees that we will be best served in hiring a bookkeeper service to perform the services and maintain the necessary checks and balances of internal control in the organization. We are in the process of searching for and determining who the service provider will be. We expect to have this in place before this year end.

There are a few issues I would like to bring to your attention. Our CM has been able to negotiate a three (3) year agreement with Lush Green Landscapes, at a minimal increase. At the same time, we believe that The Redlands Mesa Master Association is the Best HOA, not an average one. We anticipate additional expenditures along the 8 miles of sidewalk that need to be refreshed. These expenditures are above and beyond the normal maintenance provided by the Landscaper. The RMMA has also been given additional land from developers that require attention additional funds from that same line item. To address this, we have added a "Update Landscaping" line item to the budget. We have also added a line to identify an expenditure that has been paid in the past "Pet Sanitation" to provide clarity.

Management and DRC Administration actual ongoing expenditures will remain the same in 2024 as in 2023, however we will be adding additional accounting services expenditures previously not budgeted.

We reduced our Office Rent line item actually paid in 2023; the HOA continues to rent storage space from Redlands Mesa Golf Club, but not office space.

Online Budget Fees are a new reality for us. Members are letting us know that they prefer the use of debit or credit card payment systems compared to manual checks. Last year approximately 20% of our Lot and Unit Owners used some sort of online payment. We need to select a system that will meet our needs as well as those of the Members for this assessment due in March of 2024.

The HOA Meetings & Events line item is an increase. The Association began sponsoring neighborhood gatherings again this year and hopes to add additional neighborhoods in 2024, we are waiting for your request.

The bottom line is that we have budgeted \$184,250 for 2024. To meet this with our 339 Lots and Units we need to raise the Dues \$50 to \$500 from \$450 in 2023.

I look forward to seeing you at the Annual Meeting 5:00p.m. October 16, 2023. Feel free to drop me a note at forrest@ramselconsulting.com for questions or comments.



Regards,

Forrest Ramsel

Treasurer, Redlands Mesa Master Association