

**MOGOLLON RANCH PROPERTY OWNERS ASSOCIATION
2010 ANNUAL MEETING QUESTIONNAIRE**

SEPTIC	ANSWERS
<p>Why can't the Board contract with someone to do the septic inspections? I don't know who to call.</p>	<p>AAM contacted this homeowner to refer to the Mogollon website for a list of approved septic inspection contractors.</p>
<p>WELLS</p> <p>Why are we paying \$600/year for well maintenance?</p> <p>Why was my 1st qtr. well electric bill 6 times greater than my 4th qtr. bill when I used no water?</p> <p>Why do we need a full-time well maintenance employee?</p>	<p>In 2009, the Board of Directors adopted a flat rate of \$150/qtr to charge for well maintenance. This occurred after property owner's expressed concerns with frequent high maintenance costs and the lack of a backup fund for unforeseen high costs. Billing in this manner has allowed for consistency in lot owners payments.</p> <p>Contact AAM with any financial questions regarding individual billings. Historically, wells that have fewer owners connected for service realize higher well electric billings because fewer share in the additional costs and taxes that are outside of actual electric usage. Also, January and February of 2010 were extremely cold which resulted in more heat to the buildings – all of the well houses had higher electric costs than usual.</p> <p>After years of high maintenance expenses, inconsistent water availability, and at times unhealthy water, it was voted on at a meeting, and adopted by the Board, that we hire a full-time maintenance employee. Since hiring this person, our expenses have been reduced, and for two years we have had no interruption in service or unhealthy water.</p>

<p>Why do we no longer receive an itemization of where our well maintenance fees are being spent?</p>	<p>This information is available, upon written request, from AAM.</p>
<p>FENCING</p> <p>What ever happened to the gate & perimeter fencing proposals?</p>	<p>This item has been tabled due to the high costs of installing perimeter fencing.</p>
<p>FINANCIAL</p> <p>How do we obtain the annual budget and spending of MRPOA?</p>	<p>This information is available, upon written request, from AAM.</p>
<p>Why is the annual HOA fee \$420, yet most roads are not paved, no community facilities exist & very little fencing or landscaping exists to maintain? We pay \$300 annually at our property in Central Texas, and have 3 pools, an outdoor pavilion, nice entrances, paved roads and an 84 acre preserve.</p>	<p>The annual assessment of \$432, pays for maintaining the roads, both paved and gravel, snow removal, trash removal, insurance, taxes, management costs, etc. which are shared expenses between the 233 lots. Larger developments offering more amenities and infrastructure usually have a much larger population to share in the costs. Additionally, their roads may not be the responsibility of the HOA which would greatly reduce annual fees.</p> <p>The financials are available by written request to AAM.</p>
<p>INSURANCE</p> <p>Does the POA have oversight?</p>	<p>Yes, the POA carries D&O insurance.</p>
<p>COMMENTS</p> <p>Unless paper is necessary, most of the information and notices should be done through email and a website. This would save \$\$\$.</p>	<p>MRPOA already utilizes email notices and the website. However, the MRPOA By-laws state that meeting notices must be delivered in person or by US Mail.</p>

<p>We are not in support of fencing the perimeter of Mogollon Ranch, nor allowing ATVs.</p>	<p>Thank you.</p>
<p>Please hire a CPA firm to review the HOA books?</p>	<p>Annual financial reviews are already in place and are done by an independent, outside CPA firm. This information is available by written request to AAM.</p>