

BULL CANYON PROPERTY OWNER'S ASSOCIATION

Assessment Report
Spring 2008

As promised the Board has worked over the last 90 days to complete the research and gain initial bids for the costs of work needed by the Association. Some of the work is elective, such as creating an entry and providing security, however all of the work is either necessary repairs, maintenance or requested by owners as it enhances the value of our property and increases our opportunity to either enjoy our property or to be able to market it at the highest value. Below are the tasks that have been priced by at least one contractor.

Road Maintenance: We have 25 miles of Roads to be maintained. Scraping the roads twice a year, after the summer rains and before winter sets in has been bid at: **\$10,000**

Road Repairs: These roads were built in 2004-2005 and need a first time repair. This includes re-construction and diversion of wash by Parcel #41, digging out and replacing two 36' culverts, by parcels 61 and 85 15 loads of rock repair, rework and clean all road shoulders on all 25 miles, rolling and re-compacting gravel on all roads. This two week operation has been bid at **\$64,000**.

Parcel Signs: The purchase of signs, h-frame or two legs, with lettering on one side and installed will cost \$51.80 each for a total of 86 signs and **\$4,454.80**. These signs are designed to be sturdy and stand up to the animals and wildlife as well as the weather while at the same time being affordable.

Entry: Installing a swing gate system of two 14' X 4' panels, metal with a sandblasted natural finish. With operators, access control, ground and vehicle safety sensors the estimated cost would be \$49,000. After reviewing the options and costs the Board has voted to reduce this task to an entry system of metal and masonry posts and gates that gives an owner, visitor or prospective buyer a sense of arrival. In place of all the mechanical and electronic equipment we will use a padlock with a combination code. The code will be given to all the owners to use and give out at their discretion. This option will allow the cost to be reduced to an estimated **\$15,000**.

The total estimated costs for these projects are \$93,500. The annual budget with our current dues and grazing lease is \$26,500. Some of these items are required to be repaired by the Association. Some are needed for each owner to be able to find their property or to have buyers find them. Finally the proposed entrance would enhance the value for all the owners and allow for the greatest return on our investment. The Board is recommending a one time assessment of \$1,200 per parcel.

Sincerely,

Board of Directors
Bull Canyon Ranches POA