

**CROSS RIDGE HOA**  
**2021 MEMBERSHIP/BUDGET RATIFICATION MEETING NOTICE**

Tuesday, November 30, 2021 - 6:30 PM.  
YMCA; 2800 Dagny Way, Lafayette, CO

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November 8, 2021

Please consider attending the Membership/Budget Ratification Meeting of the Ridge at Cross Creek Homeowners Association. This meeting is being called for the following purposes:

1. The Board of Directors will provide a recap of the year's successes, challenges and lessons learned;
2. Review, approve and ratify the proposed 2022 budget with a \$20.00/quarter increase in assessment;
3. Elect one member to the Board of Directors.

There will be one open position on the Board of Directors. Incumbent Paul Love will be running for re-election. Becoming a Board member is an excellent opportunity to get involved in the decision-making process of the community. If you are interested in running for the open position on the Board, please contact [Shanna@e-legacygmt.com](mailto:Shanna@e-legacygmt.com) to obtain a Board Interest Form and solicit your interest. Each candidate will be given an opportunity to make a brief presentation to the membership at the meeting. Nominations will also be taken from the floor at the meeting.

This mailing includes several important pieces of information:

**2022 Proposed Budget:** This budget includes a \$20.00/quarter increase and is being proposed after careful analysis of foreseeable 2022 operating expenses and factoring inflation, and general cost increases. This proposed budget also provides for an increase in revenue to help fund upcoming capital projects. It will be discussed in detail during the meeting.

**Proxy Form:** If you are unable to attend the Annual Meeting, please fill out the enclosed proxy form. You must designate a specific person on your proxy. A completed proxy may be given to a neighbor planning to attend the meeting, or you may scan and email it to Legacy Management. Incomplete proxy forms will not be counted. The person you designate as your proxy must be present at the meeting in order for your vote to be cast. We need 10% of the homeowners to be present at the meeting or to have submitted a proxy in order for the meeting to take place (only one vote per lot will be counted).

**Information Request:** Please be sure that your contact information is update to date! Complete the enclosed information request or send an email to Legacy Management to confirm that your details are current. This information is held confidential and will only be used for Association business.

**Policies:** The enclosed sign and flag policy and amended resolution regarding fencing have been approved by the Board of Directors and are being distributed with this mailing in accordance with Association policy. No action is to be taken regarding this document at the November 30, 2021 annual meeting.

We look forward to seeing you at the meeting!

Cross Ridge HOA Board of Directors

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**Cross Ridge HOA**  
C/o Legacy Management – 303.498.0753  
[www.crossridgehoa.org](http://www.crossridgehoa.org)

# The Ridge at Cross Creek 2022 Proposed Budget

	TOTAL		
	Anticipated YTD 2021	Budget	2022 Budget
<b>Income</b>			
Assessment Income	44,160.00	44,160.00	51,520.00
City of Lafayette-Reimb	3,195.15	1,410.00	1,410.00
Covenant Violation Fine	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00
Late Fee/Finance Charges	130.00	0.00	0.00
<b>Total Income</b>	47,485.15	45,570.00	52,930.00
<b>Expense</b>			
Audit Expense	1,345.00	940.00	700.00
Administrative Expenses	246.60	400.00	400.00
Postage	232.40	100.00	150.00
Community Management	8,700.00	9,600.00	8,700.00
Entertainment/Social Events	1,102.83	2,000.00	2,000.00
Insurance - Liability	902.00	950.00	950.00
Insurance - Claim 9-13-2021	1,008.50	0.00	0.00
Landscape - Contract	10,930.08	11,800.00	16,000.00
Landscape - Flower Beds	260.44	1,400.00	1,400.00
Landscape - Irrigation	722.50	1,300.00	1,300.00
Landscape - Snow Removal	166.00	400.00	2,000.00
Landscape - Trees & Shrubs	5,041.00	1,200.00	1,600.00
Miscellaneous	460.00	223.00	200.00
Newsletter	72.50	240.00	240.00
Professional Fees - Legal	495.00	500.00	500.00
Transfer to Reserve	10,517.00	3,017.00	5,290.00
Utilities - Electric	450.55	500.00	500.00
Utilities - Water	11,511.38	11,000.00	11,000.00
<b>Total Expense</b>	54,163.78	45,570.00	52,930.00
<b>Net Ordinary Income</b>	-6,678.63	0.00	0.00