

Reserve Study and Funding  
Eagle Heights Subdivision  
Montrose, Colorado

The portions of the community that the Eagle Heights Subdivision is responsible for consists of the following.

Covering over the US mail boxes at the entrance into the subdivision off 5950 Road.  
Landscaping at the entrance into the subdivision.  
Irrigation water system.

The mail boxes are the responsibility of the US Postal Service. The covering over the mail boxes consists of a rock and wood overhead covering. The life expectancy of the covering is long and minimal, if any, maintenance is anticipated.

The landscaped areas at the entrance to the subdivision consists of a few trees and shrubs. Minimal maintenance is anticipated. In the past, residents of the subdivision have maintain the landscaping at no cost to the membership. Beginning in January 2023, the Home Owners Association (HOA) will hire a landscape contractor, when needed, to do any maintenance. This cost is estimated to be \$1,000 per year.

The underground irrigation water system consists of pipe, valves and a pump. In the past, residents of the subdivision have maintained the irrigation water system. Beginning in January 2023 the HOA will hire a licensed contractor, when needed, to do any maintenance. This cost is estimated to be \$5,000 per year.

The funding for any maintenance or failures that is needed for these items is via a Reserve checking account with Alpine Bank. Funds in this account come from the members of the subdivision through an annual special Reserve Assessment. As of April 1, 2023 there is \$3,100 in the reserve account. The next assessment for the Reserve account is schedule for June, 2023 and will add \$3,100 to the account. We believe a reserve fund of \$15,000 will cover the cost of maintenance and failures of the irrigation system over time. This assessment is reviewed every two years and voted on by the members of the subdivision at the annual Owners Meeting.

April 13, 2023

Edwin K Kozak  
Eagle Heights Subdivision Board Member