

# Lost Park Ranch Owners Association Annual Disclosures

## November 2021

LPROA wishes to inform owners of the following:

**An annual dues increase of \$7.00 to the Operating Expense Account per lot was approved at the 2021 Annual HOA Membership Meeting for a total 2022 dues breakdown as follows:**

Operating Expense Account:	\$40.00
Water Augmentation Fund:	\$37.00
Emergency Reserve Account:	\$ 3.00
Tarryall Fishing Club Dues	<u>\$40.00</u>
<b>Total</b>	<b>\$120.00</b>

### Fees

LPROA charges the following fees

- \$150 transfer fee (per lot in ownership): Change in property ownership
- \$25 late fee: This fee applies for each year of unpaid dues and/or special assessment
- \$20 Nonsufficient funds fee: This fee applies for a "bounced" check (plus any other third-party fees)
- \$25 status letter fee per title company request

### Financial Review

Results of LPROA's most recent financial review are available to inspect by request to [info@lproa.org](mailto:info@lproa.org).

### Fiscal Year

The LPROA fiscal year begins on August 1 and ends on July 31.

### Insurance

LPROA carries insurance policies for Commercial Liability and Director and Officer Liability and Property/Casualty. The names of the insurance companies, policy limits, and deductibles are shown below. For more details, contact [info@lproa.org](mailto:info@lproa.org).

Insurance Type	Company Name	Policy Limits	Policy Deductibles	Expiration Date
Commercial Liability  Cyber Suite	Westfield Insurance	\$2,000,000	-0-	7/5/2022
		\$50,000	\$1,000	
Directors & Officers + Crime (surety bond for persons who handle money)	Travelers Insurance	Community Assn.	\$5,000	5/5/2022
		Crime	\$200,000	
Property-Casualty	Auto Owners Insurance	Mail Kiosks	\$6,400	7/11/2022
		Pump Station	\$7,000	
		Firehouse	\$80,000	
		Entry Sign	\$5,000	
Property-Casualty	Auto Owners Insurance	TFC Aeration Units on LPR land	\$1,000	7/11/2022
		Water Aug Pond near Stagestop	\$3,000	
		Upper Pond in LPR	\$1,000	
			\$7,000	

## LPROA Web Site

LPROA maintains a web site where you can find most of our association documents. The URL to access the LPROA web site is <https://www.lproa.org>. To access the Member Area the Username is "**Member**" and the Password is "**AlGulch20**". Both are case sensitive.

## LPROA Documents

You can find the following documents on the LPROA web site:

- **LPROA Annual Financial Statement including Current Fiscal Year Operating Budget** - an attachment to draft 2021 Annual Meeting Minutes in the Member Area under Administration
- **LPROA Articles of Incorporation** in the public area under Governance
- **LPROA Covenants** (aka Declarations) in the public area under Governance
- **LPROA Bylaws** in the public area under Governance
- **LPROA's Operating Policies** in the public area under Governance
- **Guidelines for Building in LPR** in the public area under Building in LPR (with additional information in the Member Area under Useful Information)
- **LPROA Board Meeting Minutes** for the fiscal year immediately preceding this annual disclosure in the Member Area under Administration

## A Few Friendly Reminders:

- LPROA publishes a newsletter once a year to keep members informed of the happenings at Lost Park Ranch and of any actions taken by the Board of Directors in support of the membership. Current and past issues are available on our web site in the Member Area under Administration.
- LPROA holds its Annual Membership Meeting and Potluck the first Saturday in August at the Jefferson Community Hall. You will receive a notice 30 days before the event each year.
- Board of Directors meetings are held at least 4 times per year. See our web site Member Area under Bulletin Board for the dates.
- Building and/or making exterior repairs/alterations to structures in Lost Park Ranch requires approval from the LPROA ACC. You will find a Project Approval Request form on our web site in the Member Area under Administration > Forms.
- Activities that are prohibited either by Park County regulations or LPROA covenants include:
  - Shooting within the subdivision.
  - ATV and unlicensed dirt bike riding on our roads.
  - Camping on vacant or improved residential lots is only allowed from May 1st to October 31st with an additional 14 days allowed for winter activity. A Park County camping permit must be obtained to camp on a *vacant lot* for more than 14 days in any calendar year, and storage of a camping unit on a vacant lot is considered camping and the unit must be removed from the property after the permitted camping time frame expires.
  - Unpermitted campfires – contact Jefferson Como Fire Protection District for a permit.  
*Note:* JCFPD now has an online system to get a fire permit. A link to the system can be found on our web site in the Member Area under Bulletin Board >>News.
- Keep your contact information current. You can do this by using the form in the Member Area of our web site under Administration or by email to [info@lproa.org](mailto:info@lproa.org) or by telephone to the number below.
  - Please be considerate of your Lost Park Ranch neighbors and try to avoid activities that disrupt the quiet enjoyment or safety of others.

If you want to contact one of the board members, our telephone numbers are included in every newsletter and on our web site in the Member Area under Administration. If you don't have web access, contact me and I'll mail information to you.

Sincerely,

*Steve Sypher*

LPROA Board of Directors  
Steve Sypher, President  
[info@lproa.org](mailto:info@lproa.org)  
303-961.2265