

Reserve Study for the Columbine East HOA

July 2023

The major common areas associated with the Columbine East Homeowners Association are the irrigation system and the sign at the entrance to the subdivision.

1. The Irrigation pipes and fittings buried throughout the subdivision have an unknown life expectancy. Expansive soil, tree roots, ground movement and glue failure could cause a break or a leak in the system. Twenty-two plus years ago when the system was installed, it was not designed to accommodate routine inspections, lateral isolation or clean-out. Therefore, our community is vulnerable to unforeseen failures and costly repairs. With the anticipated repair of the clean-out on Primrose court at a cost of between \$6,000 and \$8,000, our current approximate reserves balance of \$17,900, we would be depleted to around \$10,000. If additional issues should arise, our reserves could be depleted and a special assessment would be necessary to absorb the cost of repairs (see attached breakdown of additional expenditures). The board proposes an increase in annual HOA dues beginning in 2024 to build the cash on hand to a sustained level of no more than \$20,000, at which point the increase will be reduced to previous levels unless voted on by the community. These additional funds shall be used for any and all repairs to the irrigation system and the maintenance of the entrance sign.

2. Estimated life of the irrigation trash removal system – 10 years. Replacement cost is \$3500

3. Estimated life of the irrigation dry pit in front of 2801 Primrose Ct where a supply pipe is flushed – 10 years.
Cost to dig up and replace ground cloth cover and rocks is estimated to be \$8000.

4. Estimated life of the stone sign at entry to the subdivision – 50 years

Item 1) Revenue increase for future irrigation expenditures including annual maintenance costs.

Item 2) Was replaced in March 2021. Should not need replacing until 2031

Item 3) Plan to implement in 2023. Last implemented in 4/2011

Item 4) Stone sign installed in October 2014