

Big Island Homeowners Association
P. O. Box 54
Longmont, CO 80502

FILED

copy

F.R. commits to system boundaries

Order Exhibit No. *96*
Case No(s) *WC-2006-0082-4*
Date *3-01-07* Rptr *45*

July 20, 2000

APR 02 2007

Missouri Public
Service Commission

Jim & Jeanette Schrader
HCR 67, Box 766
Roach, MO 65787

Rptr
Case No(s)
Exhibit No.

Dear Jim & Jeanette,

I thought it was time to update all of the current members of the Big Island Homeowners Association on my progress with the concerned citizens committee representing approximately 20 non-members.

I think, in all, the discussion has been very positive. The items that they are concerned about have nearly all been addressed. I think we are close to getting consensus on the by-laws and the covenants. Most of the changes will benefit you as well. The major items of discussion have been the following:

- 1) A longer warranty of the system by Folsom Ridge LLC.
- 2) Changing the voting system.
- 3) Changing the monthly assessment to \$15-20 for sewer and setting aside the additional money for Capitol improvements and replacement. This would hopefully eliminate the need for special assessments.
- 4) Adding a monthly assessment of \$5-10 for those people who bought a tap but are not using it. This would be their contribution to the costs of maintaining the homeowners association. The thought here is that there are a certain amount of ongoing costs that pertain to the HOA and the system whether you are hooked on or not. Beyond that there are additional costs incurred to treat sewage if you are connected and therefore the connected people should pay more.
- 5) Restricting the boundary of the HOA to only include the causeway and the island thus eliminating approximately 160 acres that is somewhat separate anyway.
- 6) Setting up a separate rate structure for the water system.
- 7) Folsom will pay for any expansion in the system to serve additional taps for our development.

It is important that the Big Island residents have a strong HOA to run this system. Therefore, it is in all of our best interests to have as many of the island residents as possible become a member. I am very interested in your opinion related to these changes. Please contact me as soon as possible if you have any thoughts or other ideas.

As we move forward, we will ask you all to sign one more set of covenants and vote to change the bylaws one more time. We will not do this until the changes are approved.

I am eager to hear any thoughts you might have regarding these items. Please don't hesitate to call. I can be reached at (303) 702-0708. I look forward to hearing from you.

Sincerely,

R.V. Golden

R. V. (Reggie) Golden
Manager

Rick Rusaw

Rick Rusaw
Manager

David Lees

David Lees
Manager