

Carriage Oaks Estates

HOME OWNERS ASSOCIATION
Est. October 20, 1999

FILED²

JUL 8 2019

Missouri Public
Service Commission

Carriage Oaks Estates Property Owners Assessments 2018

To: Carriage Oaks Estates Home & Property Owners

Dated 4/11/19

From : Carriage Oaks Estates Home Owners Association (HOA)

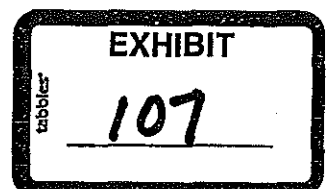
REF: Property Assessments for 2018

The assessments for the calendar year 2018 will remain the same as 2017. However 2019 will change considerably for the purpose of pulling out the sewer and water from the owners that are not yet using these services. This was pre-empted by four households in Carriage Oaks by inviting the PSC (Public Service Commission) to intervein in the sewer and water to force ownership control and or management from its existing owner. The PSC has now been involved for 2 ½ years with little to no input in any of the requested services. The DNR (Dept of Natural Resources) was also invited in to accomplish the same purpose.

However the purpose of the DNR is to engineer the requirements needed for their approval for both Water and Sewer Systems for which drawing are needed to be built before a licenses would be issued to operate the systems. The PSC on the other hand has no input on engineering . The PSC's primary responsibility is regulate costs of those services. In that the PSC has no jurisdiction on Sewer Systems with less than 25 connections, but can regulate costs for water wells if there is but one person who wants to complain about said service which means that, if one person or party owned a well, and his neighbor wanted to buy water from him, and then decided the cost was not to his liking, he could call in the PSC to regulate his costs for him and set up substantial peramlters of paper work to warrant the sale of said water, which would cost 5 times more than the water itself. This seems to be very similar to what's happened at Carriage Oaks and after several quotes to confirm that , we are waiting after 2 ½ years for the PSC to make it any more simple or fair by way of regulation. We have waited till April of this year to get their input but can't wait any longer. As soon as they complete their valued input I can only hope that their was some major improvement over our prior service. We

209 Falling Leaf Court • Branson West, MO 65737 • (417) 338-8870

Intervenor Exhibit No. 307
Date 6/24/19 Reporter JMB
File No. WA-2018-0370



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will only hope the four complainers make the determination all this time, costs and effort was worth it.

On a brighter note the gates are now fixed and operating properly. The road between the gates is now good again and not looking like a back alley way. Also we will now have a professional management Company operate our Sewer and Water for us. We will ultimately read all meters for water and let them even do the billing.

We will also hire out all the common area maintenance in the future. We will have a new Board of Directors President as the old one is tired and worn out. Perhaps this will improve things for some at least. I would also like to invite our newest owners to Carriage Oaks their lot was purchased on March 15th 2019 and they plan to build possibly within a year. Mr. Brad and Lisa Boyd is their names, they own a few business in the area, Please Welcome them.

Meanwhile your 2018 assessments are due now for \$2100 each lot, 2019 will yet be determined when the PSC has completed their obviously much needed input so we can finish separation of the Water and Sewer users verses the non users. I for one can only hope that 2019 will get things straightened out for everyone who has as agenda.

Amount Due for Lot#1

Owner Rick & Cindy Graver

Amount due Now for 2018 year is \$2100.00

Make checks payable to Carriage Oaks HOA, and mail to 209 Falling Leaf Ct, Branson West, Mo 65737

For any questions contact Dick Mills at 417-338-8870

Also attached please find Bob's latest version of what 2019 should look like for both sewer and water users also the regular lot owners new version of assessments. Thank you Bob for your hard work.

CARRIAGE OAKS ESTATES HOA, INC.

EXPENSES for 2015-2017 and BUDGETS for 2018-2019

	Costs 2015	Costs 2016	Costs 2017	Costs 2018	Budget	2019
Assessments paid in arrears - See note (1)	13750.00	13750.00	13750.00	23100.00		23100.00
Budget paid up front - See note (1)						7435.00
Loan from Dick Mills			2000.00			
Total Income	13750.00	13750.00	15750.00	23100.00		30535.00

EXPENSES

1	Repay 2017 loan from Dick Mills	2105.00	0.00	0.00	2000.00	0
2	Accounting & Bookkeeping fees	255.00	300.00	325.00	90.00	740.00
3	Gate bulbs (LED)	0.00	0.00	0.00	52.00	100.00
4	Gate phone	456.00	480.00	510.00	562.43	605.00
5	COE Elect (gates/well/sewer)	2469.11	4471.57	4510.00	3911.92	3990.00
5	Common Area Maint # (a)	499.00	485.00	485.00	632.00	2000.00
7	Seal asphalt	0.00	7133.33	0.00	0.00	0.00
8	Repair gate sensors-see note (2)	0.00	0.00	900.00	1237.27	0.00
9	Repair gate (welding)	0.00	0.00	0.00	175.00	0.00
10	Total: All Non-Water&Sewer Costs	5784.11	12869.90	6730.00	8660.62	7435.00

Grass cut, Weed eat, Gather leaves, Fertilize, Landscape (gates), Paint gates, snow removal, tree & limb removal, etc.
 (a) Need quotes from other lawn contractors.

Water & Sewer - Operated by a NFP Water & Sewer Co.

11	Water & Sewer Management	4200.00	4200.00	4200.00	4200.00	4200.00
12	Water & Sewer Maintenance	2250.00	2250.00	2250.00	2250.00	2250.00
13	MDNR permit	300.00	300.00	300.00	300.00	300.00
14	Sewer Service Calls	2259.83	532.48	350.00	0.00	350.00
15	Sewer Testing DNR	500.00	500.00	500.00	500.00	500.00
16	Svr chem (C-100, Chlor, De-Chlor)	456.98	813.16	856.58	450.00	890.00
17	Sevice Flocculation tank	155.00	160.00	160.00	900.00	170.00
18	Water Service Calls: repl 2 valves/6 accumulators	0.00	413.31	0.00	5950.81	500.00
19	Wtr testing	15.00	15.00	95.00	80.00	80.00
20	Wtr chemicals (Chlorine)	0.00	0.00	400.00	0.00	0.00
21	Insurance (Need quote fm Ins Co. at The Point)	0.00	0.00	0.00	0.00	0.00
22	Total: Water & Sewer Costs	10136.81	9183.95	9111.58	14630.81	9240.00

23 Streets - HOA responsibility.

24	Repave btwn Gates (BOD appvd Special Assmt)-see note (3)			1521.00	0	0
25	Seal other asphalt	0	7133.33	0	0	0
26	SubTotal: Streets	0	7133.33	1521.00	0	0

27	Total Expenses	15920.92	29187.18	17362.58	23291.43	16675.00
28	Net Excess/-Shortfall	-2170.92	-15437.18	-1612.58	-191.43	13860.00

29	Budgets do not include Special Assessments for Gate	\$ 1,250	\$ 1,250	\$ 1,250	\$ 2,100	\$ 2,100
30	improvements or the Water Tower	per lot owner	per lot owner	per lot owner	per lot owner	per lot owner