



High Sierra

HIGH SIERRA NEWSLETTER - July 2005

Please send any payments or correspondence directly to High Sierra Condominiums. The address is:

High Sierra Condominiums

P.O. Box 7188

Ruidoso, NM 88355

Phone: (505) 257-6913

Fax: (505) 257-7319

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Thank You!

High Sierra Condominiums - Ruidoso, New Mexico

The President's Corner -

I'd like to thank the new Board members for volunteering to serve on the Board. The new Board consists of the following: Raymond L. Peabody (President and Chairman of the Board), Ray Brown (Treasurer), Tommy Dittberner (Secretary), Rob Huff (member), and Benson Walls (member).

There were 221 countable ballots returned, and Mr. Huff received 3,594.5 points, Mr. Peabody 3,394.5, Mr. Dittberner 3,134.5, and Mr. Walls 1,847.5 points. According to current by-laws, each 1-bedroom vote is "weighted" at 13 points, votes by 2-bedroom units equal 14.5 points, and each vote from a 3-bedroom unit gets 16 points. The Board would like to change the by-laws in the future so each unit-week would have a single vote, eliminating the "points" complexity in the voting. Each owner would then have a single vote for each week they owned. It's important for all owners to return any ballots for any issues being voted on.

I received notice from Mr. Eli Chavez that he regrettably had to resign from the Board due to pressing business matters. Per current by-laws, Mr. Benson Walls who ran as the fourth candidate for the Board was automatically appointed to the Board to fulfill Mr. Chavez' term.

The "Waiver of Partition; Termination" issue on the recent ballot was passed by the vast majority of owners, with only 7 votes against. This means High Sierra will continue in its current status as a jointly-held timeshare. Per the original by-laws, this will have to be voted on again in another 10 years (in 2015).

There have been a number of changes at High Sierra since the annual membership meeting on June 4, 2005. Mr. Rob Huff has been hired by the Board as a management consultant to oversee and implement policies that have been lacking in procurement, contracting, and (cont'd...)

ANNUAL BUDGET MEETING

The annual budget meeting of the High Sierra Condominium Owners' Association will be held this fall, with the date to be announced when it's established. This meeting of the High Sierra Board is open to all High Sierra owners.

Two Quick Notes -

High Sierra no longer has any office, billing, or accounting functions located in El Paso. Address all correspondence, payments, and other communications to:

High Sierra Condominiums

P.O. Box 7188

Ruidoso, NM 88355-7188 USA

Do you know that High Sierra has two websites? You and your friends can find High Sierra at:

www.highsierracondos.com

OR at: www.zianet.com/hisierra

(Both websites contain the same information.)

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Policy changes are made periodically by the High Sierra Board. Such important policy changes are announced in this newsletter.

HOT NEWS!

Do you have a laptop computer with wireless capability? Ask about high-speed wireless connectivity in the High Sierra clubhouse on your next visit!!

day-to-day operations. He is now residing on-site and he will be there for several months more. He was recently appointed the interim General Manager pending further staffing action by the Board. I think the membership will be pleased with the changes that are taking place under Mr. Huff's on-site staff guidance. The front walkways are being repainted, the clubhouse interior has received a face-lift, and both interior renovations and deck replacement projects are on-going. There's still a lot of work to be done inside and outside the units, but things are progressing quickly and there's a new spirit among the staff.

The Board welcomes members' comments as we do our best to enhance High Sierra.

Raymond L. Peabody

President, HSOA

From Your Manager -

Things are changing dynamically at High Sierra, and for the better. On your next visit to High Sierra, the staff and I hope you see immediate signs of a new attitude and new energy at High Sierra. We hope you'll find our new landscaping pleasing; sit on one of our new benches and enjoy the restful "Rio Ruidoso" sounds cascading from the two new fountains on the property. As a fellow owner at High Sierra and a member of your Board of Directors, during my stay on the property it's my intent to...

- (1) make High Sierra a better investment for all of us owners, and...
- (2) see High Sierra become the first-class, top-rated vacation destination it should be for both owners and visitors alike.

The High Sierra staff has a new motto... "TEVAYO." That's short for "Treat Each Vacation As Your Own" and I think you'll see signs on your next visit that the staff is taking that theme to heart. As part of that new mental orientation, we're now developing and implementing many systematic procedures and improvements in how we do things in both our Housekeeping and in-house Maintenance departments.

We have two long-awaited improvements currently underway. We've now refurbished 5 of our 28 units inside, replacing the carpet in all units with MUCH better grade carpet than before. We're replacing the carpet in bathrooms with ceramic tile, and dining room carpet is being replaced by new wood-laminate flooring. A "U" of 3 rows of 12-inch ceramic tiles is being placed around each fireplace to prevent carpet damage we've had in the past and to reduce fire hazard. The back decks are being replaced using composite materials with longer life-expectancy and lower maintenance costs than wooden decks.

We solicit your patience while we get as many updates and repairs done as are reasonably possible. The staff and I are looking forward to keeping things moving on many updates. Thank you for your understanding as we ask you to "...please excuse our dust."

Rob Huff, Acting General Manager and Management Consultant to the Board of Directors

Maintenance and Reserve Fees Overdue for 2005

We need ALL our members' help...

The Maintenance and Reserve fees for 2005 were due January 1st, 2005, and they became past-due after January 31st. There was no increase in fees from 2004, and High Sierra's fees are among the lowest to be found in the RCI inventory today. To make the improvements YOU desire, we need ALL of our members to be paid current. We have some members who wait until they arrive for "their week" to pay their fees, but that doesn't help us refurbish units and maintain operations NOW. If you haven't yet paid your annual fees, we solicit your cooperation in paying them now so we don't have to bother you about them (which incurs even more additional costs for YOUR association).

For the vast majority of owners who pay timely each and every year, we thank you for and appreciate your promptness.

2004 End-of-Year Financial Report

**High Sierra Condo Owners Association Inc.
Statement of Assets, Liabilities, and Equity
As of December 31, 2004 (CASH BASIS)**

ASSETS

Current Assets

Cash in bank - SNB Operating	14,091.92
Cash in bank - Operating Payroll	14,522.67
Cash in bank - SNB Operating Reserve	14,599.53
Petty cash	161.01
Cash in bank - SNB Reserve MM	<u>66,509.02</u>
Total current assets	<u>\$ 109,884.15</u>

Total Assets **\$ 109,884.15**

LIABILITIES AND EQUITY

Equity

Fund Balance	36,578.10
Net Revenue (Expense)	<u>73,306.05</u>

Total Liabilities & Equity **\$ 109,884.15**

If YOU can contribute your time, your expertise, or other resources to enhance High Sierra, please let us know.

Contact us at:

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