

Road Committee

The road committee is separate from the SAD and is the Associations liaison with the SAD. Each year's SAD road repair list is discussed with this committee. This committee also has the responsibility for dispersing the "Road Impact Fee" which is a \$5000 fee assessed on new construction to repair damage to the roads caused by the heavy construction equipment, delivery trucks, and cement trucks used during the construction of a home.

SAD (Special Assessment Distinct)

As mentioned above, a SAD was established in 2001 to provide funds to maintain the nine miles of roads in Taos Pines Ranch. The SAD is totally administered and approved (5 year renewable) by the Colfax County Commissioners. The 5 members of the Taos Pines Ranch SAD Advisory Board are Taos Pines Ranch homeowners who are appointed by Colfax County. The SAD has no direct connection to the Taos Pines Ranch Property Owners Association. The responsibility of the SAD Board is for planning and advising the county on all aspects of maintenance, construction and billing for all road work. The County selects the contractor for all work through a competitive bidding process, with the SAD directing the actual work.

Currently the SAD budget is \$60K per year collected from the individual lot owners of Taos Pines through a "Road Levy" tax as part of the Colfax County Property Tax bill. The \$60K is allocated to each lot owner based on the taxable value of their property in Taos Pines Ranch. In 2013 the millage for the "Road Levy" was 5.788 per thousand of taxable value. This millage will vary slightly each year depending on the total assessed value of property in Taos Pines Ranch. Whenever a new home is added to the tax rolls the millage should decrease slightly for everyone because of the increased value of the new home.

The \$60K is spent on three main areas. 1. Snow removal in the winter usually runs between \$25K and \$30K per season. 2. Spring ditch cleaning and road grading runs around \$10K. 3. Road bed improvements and repairs use the remaining \$20K in the budget. Initially the SAD assessment was \$40K and in 2009 it was increased to the \$60K. These extra funds have dramatically improved the drainage and conditions of the roads over the last 5 years. The SAD will be making a proposal this year to increase the annual budget to \$80K or \$100K to accelerate the repairs of the roadways. This increase will be discussed with the members at the annual meeting in July. The final decision will rest with the Colfax County Commissioners.

If you have an questions about Taos Pines Ranch please feel free to contact the following local Board of Directors members.

Bob Elsinger - President	575-595-0223 or 575-377-4555
Bruce Varnado - Treasurer	505-917-9155
Scott Roth - Director	505-353-1280 or 575-377-1099