



To who it may concern,

HOA Dues:

As of 2020 there are annual HOA Dues of \$300.00 per lot billed in January of each year. This is the same amount that has been billed since the development began in 2006. There is no guarantee that this amount will remain the same.

Road Maintenance

The roads are privately owned, and road maintenance costs are shared by Beebe Ranch, Manson Growers and The Beach at Corral Creek. Because we have these shared expenses, the owner/s of each lot in Beebe Ranch contribute \$265.00 per lot billed annually each July. The fees are kept in an account that is earmarked for road maintenance or repairs. The Road Maintenance amount could be adjusted based upon Reserve Studies done every 3 years.

HOA Meetings

The Board consists of 5 members that each serve a 3-year term. We meet monthly, typically in the Chelan Area. We conduct one annual General Membership Meeting in the spring of each year. All members are welcome to attend our monthly meetings and are strongly encouraged to join their fellow HOA members at our annual GMM.

Financials

Each year The Board at Beebe Ranch HOA prepares an annual budget that is presented and approved by membership at our General Membership Meeting. The Board does not share Financial Statements to Real Estate Agents or Escrow companies as it pertains to the sale of lot/s at Beebe Ranch.

Sincerely,

Treasurer of Beebe Ranch HOA

treasurer@beeberanchhoa.com