

Double-Sided Documents

HIGH MEADOWS HOMEOWNERS ASSOCIATION, INC NOTICE OF ANNUAL MEETING

An annual meeting of Members of the Association will be held on

Date: **Saturday, August 6, 2022**

Time: **1:00-3:00 PM**

Place: **Florence Senior Citizen Center,
100 Railroad Street, Florence, CO**

for the purposes stated in the attached agenda, which include: (1) the election of one director for a three (3) year term; and (2) to discuss the possible changes and or additions to the Covenants and Rules/Regulations.

Members are urged to attend the meeting in person, because in order to have a quorum at the meeting, we need 20% of the eligible Members in good standing to attend in person or by proxy (see Section 10.4 of the Bylaws). As a result, Members who do not expect to attend in person can help the HOA to reach a quorum if they sign, date and return a proxy, which must be received by the President of the Association (Lisa Bryan) **no later than 4:00 p.m. on August 5, 2022**. If you later decide to attend the meeting in person, you may withdraw your proxy and vote in person, unless the individual who has your proxy has already cast your ballot.

In order to be eligible to vote at the meeting (or to submit a proxy), you must be a Member in good standing, with no assessment arrearages. Since checks will not be accepted at the time of the annual meeting, any delinquent members who wish to be reinstated must pay their assessment arrearages on or before **Friday, July 29, 2022** or pay in cash, money orders or certified funds at the time of the meeting.

The singular most important aspect to running a homeowner's association is participation by you, the homeowner. This participation encourages a sense of community and cooperation between all the residents and keeps your association strong. A strong association is the key to maintaining your assets properly, and protects the rights and property values of each and every homeowner.

By order of the Board of Directors, High Meadows Homeowners Association.

AGENDA

High Meadows Homeowner's Association Annual Meeting

Date: Saturday, August 6, 2022

Time: 1:00 PM

Place: Florence Senior Center

100 Railroad Street, Florence, CO

Meeting come to order

Statement from Board

Introduction of Attorney

Budget Overview

Public Discussion

Nominations/Voting

Adjournment

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PROXY INSTRUCTIONS From the Board of Directors

As an owner of property in the High Meadows Homeowners Association (the “Association”) and as a member in good standing of the Association, you are entitled to vote at the General Meeting on

(date) **Saturday, August 6, 2022**

(time) **1:00-3:00 PM** However, if you do not plan to attend the meeting, please complete the enclosed proxy.

APPOINTMENT OF PROXY: Votes may be cast by owners or proxies present at the meeting. You may select anyone you wish to be your proxy, but he or she must be at the meeting to cast your votes. One of your choices available is the President of the Board of Directors. This choice is a guarantee that the appointed proxy will be at the meeting and that your votes will be cast.

Place an “X” in the box adjacent to your choice and the full name of your designated proxy (if you are not appointing the President). Be sure to read and understand the document, then date and sign where indicated. A separate proxy is required for each unit owned.

ENVELOPE: Use the enclosed special envelope to place your proxy in and then place in an envelope and mail your proxy to 100 High Meadows Drive, Florence, CO, 81226. Do not enclose your payment for monthly association fees in the special envelope.

All proxies being mailed must be received at 100 High Meadows Drive, Florence, CO, 81226

By date/time: **FRIDAY, AUGUST 5, 2022 By 4:00 PM**

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Proposed Budget 2023

	Actual 2021	Expected 2022	Proposed 2023
Income			
Assessment collected	25885	25830	25830
Other Income	2916.54		
Expenses			
Insurance	2842	3200	3600
Liens and Recording Fees	207.35	200	200
Contract Maintenance	624194.82	6500	7500
Office, Misc, Printing, postage, etc	1566.71	1600	1800
Utilities	401.43	620	620
Legal	7550.85	6000	8000
Accounting and Billing Expenses	2800	2600	2600
Bad Debt	*62886.07	0	0
Total Expenses	102449.23	20720	24520
Excess (Shortage)	-76564.23	5110	1310
Cash in Bank as of 6/15/2021	9546		
CD's in bank	16950		

*This comes from the bankruptcy on the 50 undeveloped lots. This is income we lost due to the bankruptcy and the former developer never paying dues.