

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 3, 2024**

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 where we are on the improvements voted on from the Special Meeting on 9/16/23.

Members are urged to attend the meeting in person because 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 participate 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 2, 2024**. 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.

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 26, 2024** or pay in cash, money orders, or certified funds at the time of the meeting.

The singular most important aspect of running a homeowner's association is participation by you, the homeowner. This participation encourages community and cooperation among 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 3, 2024

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

Progress of improvements

Public Discussion

Nominations/Voting

Adjournment

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

APPOINTMENT OF PROXY

The undersigned, Owner(s) of _____
(house number and street)

does hereby constitute and appoint: (check one of the boxes)

The President of the Board of Directors

or

(proxy must be present at the meeting),

as attorneys-in-fact and proxies of the undersigned with powers of substitution for and in the name of the undersigned to vote at the general meeting of the High Meadows Homeowners Association scheduled for

(date) **Saturday, August 3, 2024**

(time) **1:00 PM**

This proxy will be for the sole purpose of voting for the Board of Directors and the budget. In the event that there are matters to be voted upon at the meeting for which approval of the Owners is to be obtained, I hereby direct my proxy to cast my votes in accordance with the sole and absolute discretion of my proxy.

I / We hereby ratify and confirm all matters upon which the designated proxy shall vote upon and all that such proxy shall lawfully do by virtue hereof.

I / We hereby revoke all former proxies given to vote on matters involving the High Meadows Homeowners Association.

Date

Owner

Date

Owner

IMPORTANT: In signing this proxy, please date it and sign your name as shown on your Deed for your unit. When signing as Attorney, Executor, Administrator, Trustee or Guardian, please give full title as such. Where undivided interest is registered in the name of the joint tenants or trustees, each joint tenant or trustee should sign.

High Meadows Homeowners Association

Proposed Budget 2025

	Actual 2023	Expected 2024	Proposed 2025
Income			
Assessments Collected	30488	51000	51000
Other Income	10552	5000	5000
Total	<u>41040</u>	<u>56000</u>	<u>56000</u>
Expenses			
Insurance	5563	6000	6500
Lien and Recording Fees	0	200	200
Contract Maintenance	7412	15000	15000
Office, Postage etc	1489	2700	3100
Utilities	474	600	600
Legal	11259	7000	7000
Accounting and Billing	3000	3000	3600
Bad Debt	0	380	250
Improvements		15000	15000
Repairs	48	3000	3000
Website	90	100	100
Total	<u>29335</u>	<u>52980</u>	<u>54350</u>
Reserve (Shortage)	<u>11705</u>	<u>3020</u>	<u>1650</u>

Cash in bank as of 6/13/24 31,282.7

CD Totals as of 6/13/24 17,484.5

- NOTE:** The Board prioritized the projects/improvements the Homeowners approved at the 9/13/23 Special Meeting. Those will be handled in the following order:
1. Building a reserve fund of \$15,000
 2. Building a new walking trail behind Tract A (maps can be found at highmeadows.info)
 3. Repairing the existing walking trail around the park
 4. Installing parking pavers to delineate parking in the RV area