

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 2, 2025**

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 1, 2025**. 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 25, 2025** 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 Homeowners Association Annual Meeting

Date: Saturday, August 2, 2025

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

USPS Update

Langston Borrow Pit Update

Public Discussion

Nominations/Voting

Adjournment

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 2, 2025**

(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 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 1, 2025 By 4:00 PM**

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 2, 2025**

(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 Inc
Proposed Budget 2026

	Actual 2024	Expected 2025	Proposed 2026
Income			
Assessments Collected	51285	51000	51000
Other Income	11171	4500	4500
Total	<u>62456</u>	<u>55500</u>	<u>55500</u>
Expenses			
Insurance	3778	4000	4500
Lien and Recording Fees	100	200	200
Contract Maintenance	15852	17000	17000
Office, Postage etc	852	1500	1500
Utilities	535	600	600
Legal	6416	5500	5500
Accounting and Billing	3985	3600	3600
Bad Debt	0	0	0
Improvements	0	33000	40000
Repairs	1650	3000	2200
Website	90	100	100
Total	<u>33258</u>	<u>68500</u>	<u>75200</u>
Profit	<u>29198</u>	<u>-13000</u>	<u>-19700</u>

Checking account balance as of 12/31/2024	48080
Checking account expected balance as of 12/31/2025	35080
Proposed account expected balance as of 12/31/2026	15380

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 MARKED AS COMPLETE
2. Building a new walking trail behind Tract A (maps can be found at highmeadows.info)-MARKED AS COMPLETE
3. Repairing the existing walking trail around the park-MARKED AS COMPLETE
4. Installing parking pavers to delineate parking in the RV area

HIGH MEADOWS HOA COMMUNITY UPDATE A HUGE THANK YOU TO HOLCIM-WCR, INC.!



HOLCIM

Dear High Meadows Homeowners,

We are thrilled to announce that our long-awaited community improvement project is officially complete, and the results are amazing! Thanks to the incredible generosity of Holcim-WCR, Inc., we now have revitalized walking trails and a restored park easement that will benefit our neighborhood for years to come. Holcim's donation of 2,000 tons of NON-SPEC roadbase and 1,000 tons of Class 1 material, valued at approximately \$17,000, made this transformation possible!

The Transformation:

We are excited to share before and after images of the project so you can see the incredible difference this work has made. The improvements have provided safer, more accessible pathways, enhanced curb appeal, and a renewed sense of community pride. Check out the images included in this mailer and visit our HOA website for even more!

Join Us in Saying THANK YOU!

Holcim's generosity deserves to be recognized! Please join us in showing our appreciation by:

- Visiting Holcim's website or social media pages to leave a positive comment.
- Giving them a shout-out on our High Meadows HOA Facebook page.
- Expressing your gratitude when you see Holcim employees in our community.

This donation highlights the power of community partnerships and the incredible impact that local businesses can have. We are beyond grateful for Holcim's support in making High Meadows an even better place to call home!

Check Out the Transformation!

With gratitude,

Lisa Bryan

President/Treasurer, High Meadows HOA

www.highmeadowshoa.com



Blue: High Meadows Way Easement
 Yellow: High Meadows Drive Easement
 Green: addition of two 24 inch culverts.



Looking down the easement that leads to the park



We added extra parking to the area

Aerial image of the park. Shows the improved easement and the trail. We were able to add road base to the entire trail.

