

Highland Meadows Homeowners Association

P.O. Box 915, Florissant, CO 80816

July 3, 2022

Dear Homeowners,

On Saturday, June 25, 2022, our **Board of Directors** and **Architectural Review Committee** were able to hold their first in-person Planning Meeting since our Public Board Meeting held on October 19, 2019. Needless to say, there were a number of important issues that required our immediate attention and we were able to review and accomplish them all without problem. In fact, the Agenda and Minutes of that meeting will be available on our website (www.highlandmeadows.co) once this letter is mailed. You can also review all of our previous activities during the pandemic on the **News & Notices** page of the website.

Our first order of business was to set the date for our first **Annual Meeting** in three years. It will be held at the **Florissant Public Library**, 334 Circle Drive, Florissant, Colorado, at **11:00 am to 1:00 pm on Saturday, August 27, 2022**. Lunch will be provided by **Debbie and Rusty Webb** for those in attendance. We encourage everyone to attend if possible and are including an **RSVP** form at the end of this letter and ask you to return it so we can plan accordingly.

One of the most critical issues was the need for the Board of Directors and Architectural Review Committee to review the proposed changes and additions to our **Covenants** that had been recommended by our team and reviewed by the lawyers just prior to the pandemic shutdown. This was accomplished at the Planning Meeting and the results are the 8 pages attached to this letter that provide you with the original covenant language and the proposed changes or additions. You can use the 8 pages as a worksheet as you review the changes and then mark and **return the two page Official Ballot Form** with your choices.

Another issue we discussed were the vacancies on the Board of Directors. As we reported previously, our former Treasurer resigned and Barrie has been serving as Interim Treasurer for the past two years until a permanent Treasurer can be elected. We were very pleased when **Rick Hughes** (currently serving as a member of the Architectural Review Committee), volunteered to run for the Treasurer's position this year. You will find his **Candidate Resume** enclosed with this letter and a place to cast your vote on the enclosed **Official Ballot Form**. Note that you can vote for Rick or write in the first and last name of any other resident homeowner you prefer for that position. Also on the ballot is **Tim DeMoss**, who was appointed as **Interim Board Member at Large** by the Board of Directors at the October 19, 2019, Public Board Meeting to replace **Chet Jewell**, who had formally resigned. The Board is permitted by our By-Laws to make such an interim appointment but it ultimately must be confirmed by the voting members. Tim also created the excellent owner's database we now are using that replaced the old Excel spreadsheets that were in very bad condition and difficult to work with. The new database is superb and goes back to 2015.

We still have a vacant **Vice-President** position and would ask any of you living here in Highland Meadows to volunteer to run for this position. You can consult our current By-Laws on our website to see a detailed description of the Vice-President's duties. Since our By-laws require that a vote for candidates be taken at the Annual Meeting, we will tabulate all the mailed in ballots and then hold a vote at the Annual Meeting for those who have not voted by mail. These will then be tallied and the results announced at the meeting. A space for a write-in candidate is available on the ballot for all the open positions.

Proxy votes will be permitted during the voting for officers at the Annual Meeting as long as the owner's representative has a signed letter from the owner granting proxy status to the designated representative.

The next issue we discussed was the **Annual Dues**, which are **\$40.00 per year for an improved lot and \$20.00 per year for an unimproved lot**. I presented a preliminary financial report at the Planning Meeting and will present a formal, audited **Treasurer's Report** at the Annual Meeting. It will also be posted on the Meetings page of our website, along with the Meeting Agenda and Minutes. Since a number of properties have been sold over the past year, we are required to provide current dues status to the title companies during escrow and any back dues are paid at the closing. Since our activities and expenses have been minimal over the past two years, we have been able to replenish some of the funds spent several years ago on legal fees thanks to the dues we have received via the closings on properties sold. We ask that you please submit a check for your **2022 Dues** along with your **Official Ballot Form** and the **RSVP** form below, which also gives you the opportunity to suggest topics for the meeting agenda. All reasonable suggestions will be included.

We hope to see many of you at the Annual Meeting and thank you for your patience over the past few years as we did our best to keep the HOA on track. Your participation and support are truly appreciated.

Warmest regards,

Barrie Schwartz
HOA President

RSVP TO 2022 ANNUAL MEETING

**Florissant Public Library
Saturday, August 27, 2022
11:00 am to 1:00 pm**

Name _____

Attending? YES ____ NO ____ Number attending luncheon and meeting _____

Best method to contact me: _____

Items that I would like to see addressed at the Annual meeting: _____

Please mail this page (along with your 2 page Official Ballot Form) to:

Highland Meadows Homeowners Association
P O Box 915
Florissant, CO 80816