

Highland Meadows Homeowners Association

P.O. Box 915, Florissant, CO 80816

June 30, 2023

Dear Homeowners,

The Board of Directors held our first meeting this year on June 10, 2023. You can find the minutes on the Meetings page of our website. Our first order of business was to set the date for our next **Annual Meeting**. It will be held at the **Florissant Public Library**, 334 Circle Drive, Florissant, Colorado, at **12:00 noon to 2:00 pm on Saturday, August 26, 2023**. 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.

As many of you know, this will be my last meeting as President. After 8 years, it is time to move on and let others step in. Fortunately, a number of our neighbors have stepped up to fill the three vacancies that will occur after I step down as President and **Tim DeMoss**, our current Board Member At Large, does so as well. Our Vice-President position has been vacant for more than a year. We are very pleased to announce that **Russell “Rusty” Webb** has become a candidate for President; **Sheila Hughes** for Vice-President and **Jeff Gibson** for Board Member At Large. All three are permanent residents here in Highland Meadows. You will find their **Candidate Resumes** enclosed with this letter and a place to cast your vote for each on the enclosed **Official Ballot Form**, which we ask you to mark and **return** with your choices.

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.

Our next order of business was the issue of Short Term Rentals in Highland Meadows. Last year, a majority of the HOA Membership voted to restrict Short Term Rentals. Our HOA Covenants were updated to reflect: No short term rentals, vacation rentals, transient occupancy, AirBnB, Vrbo, timeshare or any similar type rentals are allowed within Highland Meadows. The Revised Declaration of Protective Covenants for Highland Meadows HOA Record Number - 584365 were filed with Teller County Clerk and Recorder, November 9, 2022, by Debbie Webb the HOA Secretary. You can find the complete up to date Covenants and By-laws readily available on the association website at www.highlandmeadows.co.

We want to remind our HOA membership of this change and request that anyone who may be considering or is currently using their property for short term rentals to cease doing so. It has been almost a year since this change went into effect and anyone who is using their property as a short term rental has had enough time to cease short term rental operations. A short term rental is defined as having an initial term of less than one year. We ask that everyone respect the wishes of the large majority of homeowners who made their voices heard loud and clear in our last election.

Also discussed was the need to repair the Highland Meadows sign at the entrance and the need to update the adjacent covenant sign to reflect the No Short Term Rentals rule and to reposition it so it is clearly visible to everyone entering our sub-division. We also discussed making a donation to the 4 Mile Fire Department and to a local food bank. These last items will be included in the upcoming meeting agenda.

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**. Treasurer **Rick Hughes** 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. We ask that you please submit a check for your **2023 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 participation and support, which are truly appreciated.

Warmest regards,

Barrie Schwartz
HOA President

RSVP TO 2023 ANNUAL MEETING

**Florissant Public Library
Saturday, August 26, 2023
12:00 noon to 2:00 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 Official Ballot Form and 2023 Dues) to:

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