

Highland Meadows Homeowners Association

P.O. Box 915, Florissant, CO 80816

August 1, 2021

Dear Homeowners,

It has been more than a year since we last contacted you (or updated the website), so today's letter is being sent to inform you of the Association activities and update you on the progress that was made over the past year, in spite of the pandemic. A copy of this letter will also be posted on the website.

As we reported last year, our Treasurer resigned, as did his wife, who was a member of our Architectural Review Committee (ARC). They have since sold their property and moved. In the interim, since Barrie was already a signatory on the HOA bank account, he assumed the duties of Interim Treasurer (as he has done on several occasions in the past) and has been fulfilling those obligations as well. That office must be held by an elected Board member so we cannot simply appoint someone else to fill that position. In this case it will be up to our membership to vote on someone for that office. Of course, we first need a candidate willing to assume those duties. If any resident homeowner is interested in filling that position, please notify any of the current Board Members. We can use all the help we can get.

In August, 2020, the Board was able to approve and appoint homeowner Ben Pollock, who graciously volunteered to fill the vacancy on the ARC, and who has experience in the building industry and with evaluating building plans. He joins Rick Hughes and Chris Christenson on the committee.

To complicate matters even further, our Vice-President, Eric Bartlett, sold his property earlier this year and moved and consequently, had to resign his position. That leaves only Debbie Webb, Tim DeMoss and Barrie as voting Board Members.

The impact of COVID-19 on so many businesses made it nearly impossible for any of us on the Board to devote much time to the HOA, since we were all struggling to maintain our livelihoods. Several of us are self-employed and our businesses were severely impacted by the virus issues and required our full attention to survive. For that reason, we could not adequately prepare for the Annual Meeting in a timely manner and now, with a new resurgence of the virus, we have elected to cancel this year's event and expect it will take place next year at the usual time. Fortunately, there has been very little activity here requiring our attention other than a number of properties being sold and changing ownership.

As we reported last year, Tim DeMoss kindly developed a superb new database for maintaining HOA records and all the data entry has now been completed so the database is completely up-to-date. That will make it much easier for the Board and future Treasurers to keep track of everything and allows us to discard the old Excel spreadsheets that were handed down through many previous administrations and were nearly impossible to work with. The new database goes back to 2015.

We also wish to thank those of you who owed back dues and kindly brought your accounts up-to-date over the past year. As you will see in the attached Treasurer's Report, our account balance was down to about \$1600.00 when the last Treasurer resigned. Since our spending has been minimal over the past year, we have been able to rebuild our balance and replenish some of the funds expended on legal fees last year, which diminished the treasury substantially. That brings us to this year's dues.

We hope all of you will continue to support our efforts by paying this year's dues in a timely manner. It is very important that we replenish the treasury so we can be prepared in case we face any future legal expenses. It also allows us to provide lunch at the Annual Meeting, sponsor the Annual Yard Sale and support our community with contributions to Four Mile Volunteer Fire Department and other relevant local organizations. The dues are only \$40.00 per year for an improved property and \$20.00 per year for each unimproved lot. Please make your check payable to Highland Meadows HOA and mail them at your earliest convenience to: Highland Meadows HOA, P.O. Box 915, Florissant, CO 80816-8818.

That brings us to the Covenant Review. As we reported previously, we were evaluating our Covenants just as the pandemic arrived and made in-person meetings impossible. The last remaining step in the process was an in-person final review meeting by the Board and ARC to understand the changes made by the attorneys before we mailed them to you for your evaluation and votes. Unfortunately, since many of the Board Members and committee members are older and in a more vulnerable category, that in person meeting has yet to be scheduled. The final review is the top item on our agenda and once it can be completed, we will mail you the detailed ballot information so you can vote on each proposed change or amendment to the Covenants. We truly appreciate your patience and understanding. We are doing the best that we can under these difficult circumstances.

As a final thought, we would like to appeal to any of you who live here permanently to step up and participate directly in our HOA. We currently need members willing to run for office as either Treasurer or Vice-President. Without your participation, it will be difficult for us to provide the kind of support our members deserve.

Warmest regards and stay safe,

Barrie Schwartz
HOA President
For the Board of Directors and the
Architectural Review Committee

Highland Meadows Association, Inc.
Treasurer's Report
July 24, 2021

August 23, 2019 – July 24, 2021 (Please See Important Notes on Page 2)

Vectra Bank - General Account

Balance Forward as of 8/23/19 **\$5,346.11**

Deposits

08/25/19	80.00	
10/20/19	60.00	
11/19/19	20.00	
12/01/19	20.00	
01/27/20	200.00	
09/14/20	1380.00	
10/16/20	120.00	
11/19/20	20.00	
03/10/21	380.00	
04/29/21	470.00	
<u>05/28/21</u>	<u>40.00</u>	

Total Deposits (Dues) **2790.00**

Expenses

8/23/19 Walmart (Annual Meeting)		(16.37)
8/24/19 Rampart Library District (Room Rental)		(20.00)
8/24/19 Debbie Webb (Annual Meeting Meal)		(73.61)
9/22/19 Four Mile Fire (Donation)		(500.00)
10/19/19 Rampart Library District (Bd Mtg Room Rental)		(20.00)
12/26/19 Colorado Secretary of State (Filing Fee)		(10.00)
12/30/19 Altitude Community Law (Covenant Review)		(1234.00)
1/27/20 Vista Prints (HOA stamp)		(18.77)
2/01/20 Altitude Community Law (Covenant/Policies)		(2062.00)
3/01/20 Altitude Community Law (Covenant Review)		(99.00)
4/26/20 USPS (P.O. Box Renewal)		(56.00)

Account Balance as of 4//26/20: \$1616.36

7/23/20 Debbie Webb (2020 HOA Mailing)		(91.85)
8/18/20 Deluxe (New Endorsement Stamp)		(61.53)
1/04/21 Colorado Secretary of State (Filing Fee)		(20.00)
1/05/21 Hostek (Hosting HOA Database)		(76.89)
4/02/21 Go Daddy (Renew Web Hosting 3 years)		(323.64)
<u>4/11/21 USPS (P.O. Box Renewal)</u>		<u>(56.00)</u>

Total Expenses **(4739.66)**

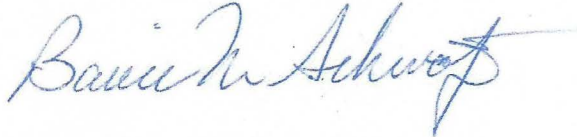
Total - General Account Balance: **\$3,396.45**

NOTES:

This report begins where the last published 2019 Treasurer's Report ended. You can view that report on our website at this link:

<http://www.highlandmeadows.co/pdfs/treasrept2019.pdf>

For informational purposes, I have indicated above the account balance of \$1616.36 as of 4/26/20, the last date our former Treasurer completed any transactions on our account and the account balance when I assumed the duties of Interim Treasurer.



Barrie M. Schwartz, Interim Treasurer
Highland Meadows Association, Inc.



Audited by Debbie Webb, Secretary