

Highland Meadows Homeowners Association

P.O. Box 915, Florissant, CO 80816

September 9, 2022

Dear Members,

Our first Annual Meeting held in three years was a great success, with the largest turnout we have had in many years. You can find the Agenda, Treasurer's Report and Meeting Minutes on the Meetings page of our website at www.highlandmeadows.co/meetings.htm.

As for the voting on the Covenant changes, all new or modified items were passed by the members. The minimum home size was increased to 850 sq. ft. and camping will be permitted with certain limitations and restrictions. The new Covenants will not take effect until we can incorporate the new changes into the existing Covenants and file them with Teller County, which we hope to complete soon.

Two Board Members were also voted on. Rick Hughes has been elected Treasurer of the organization and Tim DeMoss was elected Board Member at Large. Rick will assume the duties as soon as we can make the transition, which, among other things, requires a trip to the bank to add him to our account. We should accomplish that in the next week or two as well.

There was also a single write-in vote for the vacant Vice-President position.

According to our By-Laws ARTICLE III, Section 7 – VACANCIES, “If the office of any Officer of the Association becomes vacant by reason of death, resignation or otherwise, the Directors then in office, by a majority vote, may choose a successor who shall hold office for the unexpired term of the Officer vacating such office.”

Based on the stated article in the By-Laws, the Board rather hastily voted to install the write-in candidate as Interim Vice-President. However, immediately after the meeting, there were a number of HOA member complaints stating that no one actually knew the new member and they wanted the opportunity to learn more about him before seeing his name on a ballot for members to vote on. We listen and take your concerns very seriously.

Consequently, the Board held a Special Meeting at which they voted unanimously to rescind and table their earlier vote until the next regular election cycle, since there were several other HOA members who were also considering running for the Vice-President's position. We believe the serious member complaints provided reasonable cause for us to take this action. The Vice-President position will remain vacant until the next formal election.

According to our By-Laws, ARTICLE II, Section 8 – REMOVAL OF DIRECTORS, “...Except as otherwise prescribed by a statute, a Director may be removed for cause by vote of a majority of the entire Board.”

On a related topic, I am entering my eighth year as President of the Association (two years beyond my twice elected terms). Due to my advancing age and my other responsibilities, I will have to resign my position by the next Annual Meeting, and we will need new candidates to run for the President's position as well. Any resident member of the Association is eligible to run for office and I hope some of you will step up and campaign for the President or Vice-President position. You can do so by simply notifying any Board member of your intentions. Candidate Resumes and Official Ballots will be sent out prior to our next scheduled HOA Annual Meeting.

One final note. If you are unsure of any back dues you might owe, feel free to give me a call and I will give you an update on your current due's status. My contact number is 719-689-2217. Thank you!

Warmest regards,

Barrie Schwartz
HOA President