

Dear Neighbors,

It has been almost a year since we last communicated with our members, so this letter is broken down into several categories that will bring you up to date on recent and current HOA matters.

Annual Meeting Cancelled

Due to the COVID-19 virus, the Board of Directors, by unanimous vote, have cancelled the Annual Homeowners Meeting that we typically hold in August. In these unprecedented times, nearly everything has been impacted and we made our decision out of caution and respect for our neighbors' safety and wellbeing. Many of us are in the most vulnerable age group and there are no issues so critical that we need to put anyone's health at risk. We expect that we will be able to go back to our regular schedule for next year's meeting. As a reminder, we are also asking that you send in your annual dues by September 1, 2020. See the Dues section below for important details.

Update on Legal Issues

As reported in last year's President's Message that was included with the Annual Meeting Notice, our association was faced with a serious legal issue in 2019 when a property owner proposed building an oversized industrial style structure on his lot, one that was prohibited by both our Covenants and Teller County's regulations. Consequently, our Architectural Committee denied the owner's request. The owner then decided to engage an attorney, which forced the Board to do the same. In the end however, it was not the attorney we hired that resolved the issue. The Board and Architectural Committee members came together and, working as a team, drafted a response that was sent directly to the owner's attorney. It clearly cited the Highland Meadows Covenants and Teller County regulations that prohibited such structures. That resulted in the owner not only withdrawing his request, but selling his property as well.

In dealing with the attorney while resolving the above issue, it became evident to our team that some of our Covenants were unclear in certain areas and needed updating. We worked together in evaluating the current Covenants, which hadn't been updated in decades, and wrote some proposed changes that would be put before the membership to be voted on. To be certain we were on solid legal ground, we decided at the October 19, 2019 Board Meeting to have an attorney review them for us first. We were dissatisfied with the first attorney we hired and John and Teri Genduso volunteered to find a new firm with HOA experience and work with them to review the Covenants. It was also decided that a final review meeting would be held to go over any of the changes made by the attorney before mailing the final copy to our members to vote on.

In early February 2020 we started to plan a date for the final review meeting, but Board Members' personal obligations and other issues resulted in the meeting not being scheduled until March 14, 2020. Unfortunately, that day the Florissant Library closed due to COVID-19 and the meeting had to be cancelled and postponed until the virus issues were behind us. Since some of our members do not have viable internet service or even reliable telephone service, we have been unable to schedule the review meeting using those means and will wait and hold the meeting in person as soon as conditions allow.

During the legal review process, it was also determined that our By-laws are out-of-date and need to be updated to make us fully legal under current Colorado law. This is a function of the Board and we will address those issues promptly after the Covenant revisions are sent out to our members for their vote.

DUES

As you can see from the above information, the Board and Committee have been working hard to fulfill our obligations to you and we were doing great until the virus arrived. We also incurred some legal fees during the review process so we need you to show your support for our efforts and help replenish our treasury by sending in your annual dues by September 1, 2020. The dues are modest, only \$20.00 for an unimproved lot and \$40.00 for an improved lot. We rely on your support to protect our neighborhood, preserve our property values and keep Highland Meadows the wonderful place that it is. Please mail your dues payments to the address listed at the end of this letter.

Other News

I must also report that Treasurer John Genduso and Architectural Committee member Teri Genduso have resigned their HOA positions. We respected their decision and accepted their resignations, but let them know we appreciated their important work with the lawyers during the evaluation process. As Barrie is also a signatory on the HOA bank account, he will take on the responsibility of acting Treasurer (as he has done in the past) until a new candidate for the position is found.

One of the more difficult tasks that the Treasurer was responsible for was managing the old spreadsheets that had been handed down through a number of previous HOA administrations. These contained membership and dues information and had gotten very complex. Fortunately, Tim DeMoss, our current Board Member at Large, has offered to produce a new database driven solution for us with a graphic user interface that will make it easy for any future treasurer to maintain the information easily and accurately. Tim will be working with Barrie to complete that task over the next few weeks. Fortunately, it can all be accomplished online.

We hope you are staying healthy and safe and look forward to seeing you in person next year!

Sincerely,

HOA Board of Directors

Please send your checks to the below address:

Highland Meadows HOA
P.O. Box 915
Florissant, CO 80816