

POUDRE OVERLOOK

November 28, 2022

Dear Poudre Overlook Homeowners

This letter is to notify you of the upcoming Poudre Overlook Homeowners Association of Fort Collins Annual Meeting. The Meeting will be held on Wednesday, December 14, 2022 at 7:00 - 8:30 PM. Sign-in will begin at 6:45 PM. Meeting location is the Northside Aztlan Community Center (112 Willow St).

Included in this mailing are the pertinent minutes, a proxy sheet, a budget sheet, new policies adopted Sept 12, 2022 and, as a courtesy, the PID meeting agenda (which occurs after the HOA meeting).

We have 3 Director positions up for election – two for 3 years and one for 1 year. The current Directors are serving 3 year terms, which will become 2 year terms at the conclusion of this annual meeting. Because we have two different open terms, voting will be conducted by term. First will be candidates for both 3-year terms with the top two in majority voted in. Once that voting is finalized, candidates for the 1-year term will be voted on with the top one in majority voted in.

The following information is provided in response to some questions/comments received:

1. The Association is bound by the Colorado Common Interest Ownership Act (CCIOA), the Colorado Revised Nonprofit Corporation Act (CRNCA), and our Covenants, Conditions, and Restrictions, by our Bylaws and by our policies.
2. Notice requirements for the annual meeting are stated in Article IV Section 3(c)(1) of our Bylaws, which reflects C.R.S. 7-127-104.3 (CRNCA: The Association notifies its members of the place, date, and time of each annual, regular, and special meeting of members no fewer than ten (10) days, or if notice is mailed by other than first class or registered mail, no fewer than thirty (30) days and no more than sixty (60) days before the meeting date.) Notice requirements for Board meetings are stated in Article VII Section 3 of our Bylaws: regular meetings may be held without notice of the date, time, place, or purpose of the meeting and that special meetings shall be preceded by at least 2 days notice of the date, time, and place but that the purpose need not be described. Electronic notice of meetings is under the calendar on our website.
3. With regards to having a hybrid meeting, contested elections must be by secret ballot; therefore, there will be paper ballots at this meeting, and we do not have a mechanism by which remote participants can vote a paper ballot at the meeting.
4. With regards to adopting the budget: the budget is adopted by the Board. Our covenants Article IV Section 7(c) states the Board duties includes adopting and amending budgets for revenues, expenditures, and reserves. C.R.S. 38-33.3-303. 4(a)(II)(A) CCIOA states the budget proposed by the executive board does not