



Andy Mowery <pohoaandy@gmail.com>

Request for Inspection and Copying of Association Records

Andy Mowery <pohoaandy@gmail.com>

Mon, Apr 15, 2024 at 1:54 PM

To: Poudre Overlook HOA at FtC <atftcpoudreoverlook@gmail.com>

Cc: rep.brianna.titone@gmail.com, shindi@denverpost.com, "Altmann - DORA, Nick" <nick.altmann@state.co.us>, naquetta@ricks4co.com, Morgan Anker <aide.hd40@gmail.com>, hd40aide@gmail.com

Walker,

Also, just so there is no dispute in interpretation: Colorado CRS 6-1-102 Definitions Paragraph 2.5 states that Saturdays are "Business Days".

(2.5) "Business day" means any calendar day except Sunday, New Year's day, the third Monday in January observed as the birthday of Dr. Martin Luther King, Jr., Washington-Lincoln day, Memorial day, Juneteenth, Independence day, Labor day, Frances Xavier Cabrini day, Veterans' day, Thanksgiving, and Christmas.

I recognize that as a volunteer, you may be unaware of specific text or application of Colorado Revised Statutes, so this information is provided for your education. It may be counter-intuitive, but it remains relevant and the fact regarding the application of CCIOA Section 317(4.5). I believe you may have presumed 4/20 would be the date based upon an assumption of M-F being the limit to business days.

Sincerely,

Andy

On Mon, Apr 15, 2024 at 1:32 PM Andy Mowery <pohoaandy@gmail.com> wrote:

Walker,

A reminder that tomorrow is the 11th Business Day since your confirmed receipt of the Document Request. A failure to produce records requested initiates \$50/day statutory penalties beginning on 4/17. Again, the purpose here is an incentive to produce the records, not to collect any money.

Thus far, I have received no response whatsoever as to your calculated estimate of \$300. CCIOA Section 317(3) outlines the type of information that may be redacted, yet, the Proxy Form contains none of this information. Therefore, "special processing" mentioned in Paragraph (4) is not actively part of this request. A copy of both sections is below for your reference.

Since there has been no response or justification provided, your estimate is rejected on the grounds of being unreasonable. I have offered a reasonable cost estimate in response with the vendor information, and again received no response.

I have requested both a hearing and ADR, with no response. Therefore, it appears that I am left with no other option to obtain the records than to seek a court order from the Larimer County Small Claims Court.

In order to satisfy the element in Paragraph (4.5) of Section 317 of CCIOA, I will then be sending the reasonable amount I have estimated in order to have made a "payment" no later than your deadline of 4/20/24. It will then be up to the court to decide whether or not the estimated payment is reasonable, or whether any justification for your estimate warrants additional payment of costs. I sincerely believe that Paragraph (4) indicates that the costs must be pass-through, and may not include profit or any administrative costs or charges - particularly since we have no

CAM or existing vendor upon which to apply an hourly rate per any contract.

Again, the best option here is to simply scan and email the documents with no charge at all. It should take all of 5-15 minutes to produce the records in this manner. Paragraph (5) is explicit on the "right" to have the records sent in this manner, which would require no use of paper copies whatsoever. Your response to the document request does not appear to honor that right. I have requested on the form, and by email, that the records be sent electronically. This is my preference and right. As a result, the actual "cost" to produce the records should be \$0.00.

- (5) A right to copy records under this section includes the right to receive copies by photocopying or other means, including the receipt of copies through an electronic transmission if available, upon request by the unit owner.

Only by printing on paper, or trying to find a vendor we do not currently employ is there any possible means of estimating a higher cost. It is time to disclose the underlying elements of your estimate without further delay.

Sincerely,

Andy

- (3.5) Records maintained by an association are not subject to inspection and copying, and they must be withheld, to the extent that they are or concern:
 - (a) Personnel, salary, or medical records relating to specific individuals; or
 - (b)
 - (I) Personal identification and account information of members and residents, including bank account information, telephone numbers, electronic mail addresses, driver's license numbers, and social security numbers; except that, notwithstanding section 38-33.3-104, a member or resident may provide the association with prior written consent to the disclosure of, and the association may publish to other members and residents, the person's telephone number, electronic mail address, or both. The written consent must be kept as a record of the association and remains valid until the person withdraws it by providing the association with a written notice of withdrawal of the consent. If a person withdraws his or her consent, the association is under no obligation to change, retrieve, or destroy any document or record published prior to the notice of withdrawal.
 - (II) As used in this paragraph (b), written consent and notice of withdrawal of the consent may be given by means of a "record", as defined in the "Uniform Electronic Transactions Act", article 71.3 of title 24, C.R.S., if the parties so agree in accordance with section 24-71.3-105, C.R.S.
- (4) The association may impose a reasonable charge, which may be collected in advance and may cover the costs of labor and material, for copies of association records. The charge may not exceed the estimated cost of production and reproduction of the records, including the costs of copying, mailing, and any necessary special processing.

On Fri, Apr 12, 2024 at 10:39 AM Andy Mowery <pohoaandy@gmail.com> wrote:

Walker,

A reminder that in order for something to be "reasonable", a reason has to be explicitly stated. An estimate should be based upon actual costs to the Association, and must be transparent. Thus far, you, as Secretary, have neither explained the reason to change from our custom of noting the number of homes represented at meetings with elections and the number of proxies turned in in our meeting minutes, nor have you explained or justified your ESTIMATE of \$300.

I have responded with an estimate of the total number of pages, and you have not yet disputed that this number of pages is in dispute. Based upon the fact that there were only 30 votes tabulated on 12/5/23, and 26-27 votes tabulated on 3/19/24, combined with the fact that I observed approximately 12-14 homes represented with the homeowners present in the room on 12/5/23, the actual number of pages is actually less than my original estimate of 20-30 proxies per election.

It would appear that this number is probably closer to 15-17 proxies per election, and therefore no more than 35 total for both elections - or 35 single sheets of paper. That would work out to nearly \$9 per page- which, again, can be produced in less than 15 minutes by inserting them into a feed-tray for scanning on a common printer to produce a single pdf document which can be emailed for free.

And, I am repeating the offer to allow for printing via a discount printing site, which, given the lower number, is probably now less than \$20 (of which a majority of that cost is shipping). The cost to print is no more than 3.2 cents per page.

If there is a REASON to charge more, the standard of "reasonable" requires the transparency to consider your ESTIMATE in time for your arbitrary 4/20/24 deadline.

If no response is received, then I shall be declining payment on your estimated cost, presuming my counter-estimate is declined, and then propose that if you do not schedule a hearing, mediation, or any other form of alternative dispute resolution, that the sole option remaining is to settle the dispute by filing a Small Claims Court complaint for \$31 in order to get a court to order production of the documents electronically at no cost as injunctive relief.

Regardless of your response, it is clear that a small minority or the homeowners has no mandate for this action as there is barely 10% of the owners attending meetings in-person when the Directors are excluded from the calculation. While meeting quorum, technically, it is a demonstration that the Board does not have the actual majority support of the community.

When the simple disclosure of the NUMBER of proxies, which was disclosed for FREE as a custom for many years is disbanded by THIS Board/Secretary, the purpose of a change in reporting this information is clearly for the benefit of the Directors (individual or collectively). And, because this information is not something the Board is allowed by state law to keep secret, and since the number could be disclosed by simply replying to this email with the COUNT (which would be part of an ESTIMATE), it is clear that the \$300 estimated cost is nothing more than an attempt to deter me or the rest of the homeowners from knowing the number. It is not a real estimate.

As for the content on the proxies themselves, in the slim chance there is anything that should be redacted, let me introduce you to a FREE tool called Canva - <https://www.canva.com/>

You can easily scan the proxies into PDF or JPG or PNG formats, upload them to Canva, and then use a black/white box to redact the elements. Again, for FREE. The document can then be re-saved, and then sent electronically. Again, for FREE.

If you are deliberately choosing to create an unnecessary cost by outsourcing this to a company that we do not already have a relationship with, then I believe a court would find costs based upon that action . . . UNREASONABLE.

In the meantime, the longer you avoid response, and the harder you work to keep this information hidden (with a President who claims you have "nothing to hide"), the more it provides evidence to the legislators to fix the problem of HOA scofflaws who avoid document requests by using such tactics. It is important to point out that the HOA Information Office has once again tabulated the most frequent complaints in Colorado of their office, and "document requests" is a perennial issue that should create a priority for changes in CCIOA to REQUIRE that Association Boards respond to document requests with the LEAST EXPENSIVE method, and to REQUIRE electronic responses to document requests when they are easily done with FREE and COMMON tools (basic printer, free software, etc.).

Again, if there is an actual cost basis, your transparency is necessary in this process. I am happy to reconsider if such facts are provided, but the absence of a response leads me to infer that no such basis exists. Your silence is affirmation of my allegations of demanding an arbitrarily high cost as a deterrent, which is not within the boundaries of "reasonable". And, again, the primary point of the request - showing that the homeowners are not "rallying to your cause", and that only 10% of the community is even AVAILABLE to nominate a candidate in elections (per the Bylaws you just changed) indicates a soft authoritarian grip of power on our Association that is neither an example of fiduciary duty, nor in the best interests of the Association or the Community. You are shutting the door to participation by not allowing remote access to meetings, refusing to count Directed Proxies in elections, and only allowing persons attending meetings in person to make nominations for Directors. None of this is "reasonable".

It is time to disclose the requested information without further delays.

Sincerely,

Andy

On Wed, Apr 10, 2024 at 12:31 PM Andy Mowery <pohoaandy@gmail.com> wrote:

Walker,

I attempted to get a very simple answer to the question at the Board Meeting last night. Lora stated that a response had already been given, but that is simply untrue - the NUMBER of proxies, which had previously been recorded in the Meeting Minutes of EVERY Homeowner Meeting has suddenly been stopped once Lora became President. It is important that the number of homes with owners present in the room be recorded, and the number of total proxies be recorded as they always had been. Please see copies of that being done in meetings between 2016-2021 below.

Please also note that the January 2023 Meeting errantly states that 59 homeowners were present, which is factually incorrect in the meeting minutes.

Meanwhile, the Document Request is partly to get a response to this question. A simple answer could have been given verbally last night, and I repeated my request at least 3 times (as each of the ballots were laid out on the table).

Lora is fond of saying "we have nothing to hide", but apparently the number of proxies submitted is now a hidden metric. Attendance including actual homes represented in-person and via proxy should be disclosed for the not just the last two meetings, but for all meetings. It should not cost \$300 to get this information which was always provided for free in the past.

Sincerely,

Andy

POUDRE OVERLOOK H.O.A.
2016 ANNUAL MEMBERSHIP MEETING NOTES

DATE: Tuesday, November 22, 2016

TIME: 6:00 PM – 8:20

PLACE: Lincoln Jr. High School (Mini Theater)

ATTENDANCE: 64

POUDRE OVERLOOK H.O.A.
2017 ANNUAL MEMBERSHIP MEETING NOTES

DATE: Thursday, November 09, 2017

TIME: 6:30 PM – 8:40

PLACE: Lincoln Jr. High School (Mini Theater)

ATTENDANCE: 27 House Holds plus 6 Proxies

MEETING AGENDA:

- Established a Quorum (10% Min), Actual: 29%

POUDRE OVERLOOK H.O.A.
2017 SPECIAL MEMBERSHIP MEETING NOTES

DATE: Wednesday, February 01, 2017

TIME: 6:30 PM – 8:10

PLACE: Lincoln Jr. High School (Mini Theater)

ATTENDANCE: 31 with 10 proxies for a total of 41

MEETING AGENDA:

- Established a Quorum (10% Min), Actual: (47%)

**Poudre Overlook Homeowners Association
Special Meeting of Homeowners
To Consider an Assessment**

December 18, 2017

Homeowners signed in and proxies collected. After a count of the homeowners present in person or by proxy, it was established that a quorum of over 60% of homeowners were in attendance (79 households represented). President, Buck Hammond called the meeting to order at 6:45 p.m. and explained the purpose of the special meeting, the agenda and procedures that were to be followed conducting the meeting.

MINUTES OF THE AUGUST 27TH SPECIAL MEETING

The purpose of this meeting was to:

1. Vote on the removal of the current Board of Directors
2. Elect new Directors if the current Board is removed.

The meeting was called to order at 7:00 pm by Buck Hammond and turned over to Jayne Clark. A quorum was established. There were 70 proxies (23) and attendees (47). Kevin Brucker and Tom Montagna video recorded the meeting.



Meeting: Poudre Overlook HOA Annual Member Minutes
 Date: November 12, 2019
 Time: 1900
 Location: Lincoln Middle School

Present: Current Board of Directors (Matt Clark, Jen Hutchinson, Herb Weatherington, Meg Campbell, Sara Young)
Notes: See attached Member Directory Sign In

<i>Agenda Item:</i>	Open Meeting, Establish Quorum and Rules, Approval of previous minutes
<i>Discussion:</i>	<ul style="list-style-type: none"> • Meeting called to order at 1902 • Quorum established; 44 present with 22 proxy • New neighbor welcome; Jack and Deb, Paul and Rosemary, Katie and Jason, & Jennifer and Chris • Motion made by Priscilla Tuminello that debate for each issue be limited to two minutes for any voting member and that in compliance with RROONR, each voting member may speak only twice to each issue. Seconded. Motion passes. • Vote counters will be Jeanine Babbitt, Laurie Sands and Keith Knight

<i>Agenda Item:</i>	Adjourn at 1946
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<i>Agenda Item:</i>	Addendum – Ballot Results (email sent to homeowners 12/31/2020)
	By 12/28/2020 Trademark received 62 ballots via mail meeting the 60% required quorum. 2/3 required for measures to pass. <ul style="list-style-type: none"> • 43 votes in favor of the 2021 Proposed Budget and Annual Dues Increase • 19 votes against the measure • Linda Brucker and Gloria Jones were elected to the Board of Directors for a 2021-2023 term



Meeting: HOA Special Meeting
 Date: September 10, 2020
 Time: 1900
 Location: Zoom

Board Members Present: Herb Weatherington, Meg Campbell, Jen Hutchinson, Sara Young (4 homeowners)
Homeowners Present: Jayne Clark, Tom Ballent, Bill and Priscilla Tuminello, Andy Mowery, Keith Knight, Eric and Amber Linenberger, Gloria Jones, Monty Davis, Mary Freese, Mark and Susie Kelly, Heather Baumgarten, Peg and Randy MacMorris, Robert Binckes, Matt Clark, Buck Hammond, Linda and Kevin Brucker, Chandra Krinhop, Lora and Jeff Ballweber, Debra French, Tom and Liz Montagna, Brad and Kari Harkin, Laura Denenberg, Paul Janov, Christy Dicamillo, John and Carolyn Tunna, P. Flanary (total 26 Homeowners)



The Poudre Overlook Homeowner's Association (POHOA) Annual Members Meeting was called to order by Lora Ballweber, President, at 7:03 PM December 14, 2022, at Northside Aztlan Community Center (112 Willow St).

A quorum was established with 50 members present.

Election of directors – three open seats exist, two 3-year terms and one 1-year term. Nominations were open for the two 3-year term seats. Andrew Mowery self-nominated. Buck Hammond nominated Walker Flanery. With no further nominations, the nominations were closed and each candidate allowed time to make a brief statement and answer questions. Following this, Tom Gavaldon moved to reopen nominations which passed (show of hands). Nominations were reopened. No further nominations were received, and the nominations closed. Bill Jeracki moved to hold the vote by secret ballot. The motion



was adopted (show of hands) after discussion. The results of the ballot were 24 votes for Walker Flanery and 4 votes for Andrew Mowery.

Nominations were open for the one 1-year term seat. John Tunna self-nominated. Receiving no further nominations, nominations were closed and John Tunna was elected by acclamation.



The Poudre Overlook Homeowner's Association Special Member Meeting was called to order by Lora Ballweber, President, at 6:31 PM January 25, 2023, at the Senior Center (1200 Raintree Drive).

A quorum was established with 59 members present. For removal of directors, 67% of the quorum is required, which is 40 votes. For amendments to the bylaws, a majority of the quorum is required, which is 30 votes.

On Tue, Apr 9, 2024 at 4:14 PM Andy Mowery <pohoaandy@gmail.com> wrote:

Walker,

I have confirmed again with Rep. Titone that the standard for fees is "reasonable". Without stating a single reason for charging \$300, it is prima facie evidence of a lack of reasonableness. It's plain english.



Representative Brianna Titone

to me ▾

The costs would have to be "reasonable". I'm not sure how they arrived at the \$300 price point.

If the requested records are not produced by April 17 (the 11th Business Day), CCIOA Section 317(4.5) statutory penalties of \$50 per day would begin to accrue. Since you are not offering a hearing or mediation to resolve a dispute of interpretation, the sole means left to resolve a dispute of this nature would be Small Claims Court. HB22-1137 opened the Small Claims Courts to resolve disputes over production of records related to Section 317, and because the statutory penalty is capped at \$500, a filing then qualifies for the lowest filing fee charged of \$31.00.

The screenshot shows the Colorado Judicial Branch website. The navigation menu includes Courts, Probation, Jury, Self Help/Forms, Careers, Media, and Administration. The 'Self Help/Forms' section is active, and the 'Resources' sidebar is visible. The main content area is titled 'Small Claims Cases Filing Fees' and contains a table of fees.

Category	Fee
Plaintiff: 500.01 to 7,500.00	\$55.00
Plaintiff: up to 500.00	\$31.00
Defendant: (without counterclaim) Up to 500.00	\$26.00
Defendant (without counterclaim) 500.01 to 7,500.00	\$41.00
Party (with counterclaim if Plaintiff's claim is 500.00 or less and counterclaim is 500.00 or less)	\$31.00
Party (with counterclaim if Plaintiff's claim is more than 500.00 or counterclaim is more than 500.00 and not more than 7,500)	\$46.00
Rule 369 Contempt of Court	\$70.00

Unable to afford a filing fee? Visit our [File Without Payment](#) page.

I have reviewed the circumstances with several experts, and they have pointed out that the following conditions could result in \$300 being reasonable:

- The Association has a written contract with a CAM that has a minimum fee for document production requests of \$300, or hourly rate equalling the amount
- The number of actual proxies/pages was high enough to justify a verifiable printing expense, and digital production was simultaneously not possible
- There was information on the proxy (contact information such as phone numbers or email addresses) that would justify and require redaction

Since **none of these conditions exist**, and you have confirmed that the only vendor in a position to perform the work (Ms. Hutchinson) **has no written contract**, then **all that is left** is analysis of why the stack of paper from the 12/5/23 and 3/19/24 elections (no more than 60 pages) could not simply either be placed on a table for inspection, or put into a feed-type copier to be converted to a digital pdf file. **Both options are considered reasonable** by the experts I've communicated with.

Therefore, the discussion turns to incentives. The same experts I've spoken with have stated that paying POHOA \$300 is likely throwing my money away with the combination of both an unlikely scenario that the documents are actually produced with information on them (since you state you intend to redact them without stating the actual reason for redaction), and an even more unlikely scenario for recovery of the payment in that circumstance.

On the other hand, **there is an incentive to pay a far lower amount to the Larimer County Small Claims Court of \$31**, which would then at least require POHOA to respond with the reasons that justify a \$300 fee to prove the "reasonableness" of the cost. The Court can then rule impartially, and if necessary provide a Court Order that would require production of the documents under threat of being found in contempt of court. And, while the purpose is to access the documents, the existence of a statutory penalty ensures that if that avenue were to be pursued provides incentive for POHOA to comply in advance of such a filing. It also makes it possible to obtain the documents without absorbing the court cost.

Since there is a legitimate question regarding **whether or not at least 2 directed proxies were, in fact, counted**, and POHOA simply refuses to provide answers to direct questions about the election (number of votes, number of proxies, number of in-person votes, etc), a need to seek a court order to obtain information that the Association has no right to keep secret or private is sufficient justification for filing in Small Claims

Court. This is not to mention that the right to demand production of specific Association records is explicit, plainly stated, and within the four corners of CCIOA Section 317.

Therefore, I propose that you review the relevant statutes prior to 4/17/24 and consider whether it is a good faith action of fiduciary duty to risk a substantial statutory penalty over whatever information you are attempting to hide from any homeowner. One of the key aspects is whether you or any of the Directors personally benefit from this, and considering the fact that we have payments to Ms. Hutchinson as a "consultant" amounting to over 10% of the HOA revenue, I sincerely believe that any fair-minded court would find the attempt to charge \$300 without any stated reason, or knowledge of where the funds may be distributed could be considered suspicious or suspect. Since you have been known to personally hold up to 24 proxies at some elections in a community of 87 homes, I believe that the Court could and should consider your use of the position of Secretary to redact the information to be a personal benefit, and therefore call into question whether or not it is good faith execution of fiduciary duty.

I propose that if you can state a legitimate reason for why these documents cannot be scanned into a digital pdf and emailed and must be printed, that the cost per page for production be no more than 3.2 cents per page plus shipping. Below is an estimate from one of several providers who could perform the production of 60 copies (which is the highest number of proxies that can be imagined) for less than \$25. I would present this in court as a reason that production of these documents for \$300 is not "reasonable".

If I do not hear back within 30 days of the date of receipt (4/4/24), I intend to proceed as described above. If you would care to have a hearing on the matter, it would need to be scheduled at a mutually acceptable time. I am not available on demand, as you have attempted in the past because I work for a living and do not have a flexible schedule to attend meetings you schedule unilaterally - and can demonstrate this pattern over several instances in the past year.

The best option remains simply scanning the documents and sending them to me. I do not wish or intend to go to court, but am prepared to do so if all other options have been fully exhausted and the statutory time for response has passed.

Sincerely,

Andy

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Subtotal	\$4.13
PDF Files Cost	\$0.00
Shipping (UPS - UPS Ground)	\$18.24
Order Total	\$22.37

On Sat, Apr 6, 2024 at 8:30 AM Andy Mowery <pohoaandy@gmail.com> wrote:
Walker,

I have been advised to request that you disclose the number of pages respondent to the request (number of proxies for each of the 2 elections). If there is an hourly rate or a 3rd party quote, you are actually required to provide evidence of these actual costs in your estimate for consideration of payment.

Absent these details, it simply looks like an attempt to deter production with an absurdly high cost for an estimated 20-30 pieces of paper for each election.

I have also been told that your presumption of "secrecy" does not pertain to proxies. While ballots are submitted secretly and are not tied to a unit owner, the record of who gives a proxy to another party (which can also be given to someone who is not a unit owner) is open information available to all other members as a right. I do not believe you have actually researched this topic with an actual Colorado HOA attorney and are applying poor judgement as evidenced in your response. Again, if you have a citation, I'm happy to look it over.

Sincerely,

Andy

On Fri, Apr 5, 2024 at 12:04 AM Andy Mowery <pohoaandy@gmail.com> wrote:
Walker,

I have reviewed the response regarding proxies with several CCIOA experts, just so you know I am not expressing personal opinions:

1. CCIOA allows any homeowner to request a complete list of all homeowners with addresses at any time. As such, the names and addresses are not afforded privacy from other members of this non-profit corporation. This is not a disputable matter.
2. As far as I can tell, production of the proxies in an election must not be redacted. Therefore, even if privacy were a legitimate issue (see #1), there is no right whatsoever for the Board, any Director, or any Officer to modify these documents in response to a document request. If you have a citation of any support for such a decision, you would need to provide it.
3. The estimate of \$300 to produce 20-30 proxies is not fair or reasonable. The HOA is not allowed to make a profit on document requests, and is therefore required to demonstrate actual costs, expenditures, or charges. You cannot charge for volunteer time.

Since the HOA does not currently hire a CAM and does not currently contract with any outside vendor, if you are estimating based upon actual bids, then it would be necessary to disclose the documentation of such cost estimates. I would be happy to review actual bids from actual outside vendors.

If, however, this is just an attempt to create a deterrent by suggesting it would cost \$10 per PAGE, I'm pretty sure that if I were to seek injunctive relief, a court would look at the totality of circumstances and rule that the documents should be produced without any cost whatsoever. These are physical documents in a file that I could simply review, snap photos on a cell phone, and be done in less than 10 minutes. There is absolutely no justification for this expense when those facts are considered.

I would suggest that if you consider scanning and emailing them to be a burden, that you simply bring them to the 4/9/24 meeting, along with the ballots you intend to produce, and allow inspection in the same manner.

If you can justify the costs with production of details or quotes from third party vendors, please provide the manner in which you calculated the amount. It would be necessary to immediately disclose the total number of documents (proxies) used in each of the last two elections. You are not allowed to make the party guess as to whether you are, perhaps, misunderstanding the request. Again, there should only be 20-30 pieces of paper for each election, based upon numerous past elections.

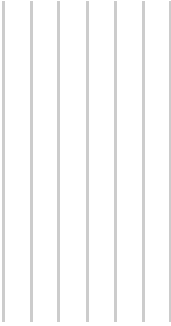
Sincerely,

Andy

On Thu, Apr 4, 2024 at 2:11 PM Poudre Overlook HOA at FtC <atftcpoudreoverlook@gmail.com> wrote:
Mr. Mowery:

Please see the attached letter dated April 4, 2024 with regard to your request as captioned above. The original letter has been mailed to you via USPS First Class Mail. This email is being sent to you as a courtesy in advance of our regular board meeting scheduled for April 9, 2024 as set forth in the letter.

Should you have any questions, you may mail them to the HOA at the following address:



Poudre Overlook HOA of Fort Collins
P.O. Box 101
Laporte, CO 80535

Thank you,

Walker Flanary, Secretary
Poudre Overlook HOA of Fort Collins
Board of Directors