



RIDGEVIEW at STETSON HILLS MASTER HOMEOWNERS ASSOCIATION c/o Hammersmith Management
1155 Kelly Johnson Blvd., Suite 495
Colorado Springs, CO 80920

Meeting Notice

**The Ridgeview at Stetson Hills Master Homeowners Association
2022 Annual Meeting / 2023 Budget Ratification**

will be held on

Saturday, November 12, 2022

at

10:00 AM via RingCentral

(<https://meetings.ringcentral.com/j/9495430199>)

Check in begins at 9:00 AM

AGENDA

The meeting will commence with a call to order followed by meeting purpose and proof of notice. Quorum will be established, if met. The Board will review 2022 & 2023 goals, and operations. A financial report will be presented. The 2023 Budget will be presented. Nominations and voting for open Board positions will be conducted. State required owner education will also be conducted. Open forum will answer owner questions for approximately 20-30 minutes.

2023 BUDGET PRESENTATION

The 2023 Stetson Hills Master Homeowners Association Budget will be presented at the meeting, a copy is enclosed for review. **Assessments would increase from \$48.50 to \$50.00 per quarter.** The Annual Budget reflects the expenses associated with the daily operations, insurance, maintenance and reserve contributions, etc. of the Association and the income needed to meet those expenses. Formal ratification of the Board approved 2023 budget will be held in accordance with Article 11 Section 11.6 (a) of the Association's Declarations of Covenants, Conditions and Restrictions. Unless a majority of the entitled to vote reject the Budget, in person or by Proxy the Budget shall be deemed ratified, whether a quorum is present or not.

BOARD OF DIRECTORS ELECTION

There is currently one (1) open position on the Board and three incumbents up for reelection*. The HOA is looking for owners who can maintain commitment to duties and serve the Community's long-term interests in a professional manner. If you are interested in serving to enhance and build our community, please submit a "Board Candidate Application" prior to the meeting.

The form is available on the HOA website at: www.stetsonhillshoa.com You may obtain a copy by sending an email to StetsonHillsMaster@ehammersmith.com. Nominations may also be taken from the floor at the meeting. If there is a contested election, ballots will be sent out or a digital election platform used post Annual Meeting.

MEETING PROXY: QUORUM REMINDER

Below you will find a link to the Proxy form for the Ridgeview at Stetson Hills Master Homeowners Association 2022 Annual and 2023 Budget Ratification Meeting. By definition, a Proxy is "a person who is authorized to act for another."

For the Meeting, it is important that a quorum be obtained in order for business to be conducted. If you are unable to attend the meeting, please fill out the form and email it to StetsonHillsMaster@ehammersmith.com. You must designate a specific person. Please **do not** use the Management Company's name. The person you designate must present at the meeting for your vote to be cast. A quorum requirement of 10% (324 Homes) of lot owners must be present or have submitted a Proxy in order for the meeting to conduct official business (only one owner per lot will be counted).



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If you do not fill in a specific name for your appointed Proxy, but do return the signed form, the President, or in their absence, the Vice President, will act as your Proxy and will cast the vote. The Proxy is only valid for this meeting.

Link to Proxy form

<http://ehammersmith.online/stetsonhills/wp-content/uploads/sites/25/2022/10/2022-Annual-Meeting-Proxy.pdf>

If you have questions about this process, feel free to contact our Community Association Manager, Toni Chatman, from Hammersmith®, at 719-389-0700 or you may email at StetsonHillsMaster@ehammersmith.com.

Kind Regards,

Ridgeview at Stetson Hills Homeowners Association

Board of Directors

President:	Ed Schoenheit
Vice President:	Erica Edgar
Secretary:	Fred Bristow*
Treasurer:	Jenny Standingbear*
Member at Large:	Johnna Sampsel*
Member at Large:	Lindsey Mote
Member at Large:	Vacant

Please see the HOA webpage for more information on Board members