



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

Meeting Notice

**The Ridgeview at Stetson Hills Master Homeowners Association
2023 Annual Meeting/2024 Budget Ratification**
will be held on **Saturday, November 18, 2023. Check in begins at 9:00 AM**
at
10:00 AM via RingCentral (<https://meetings.ringcentral.com/j/9495430199>)

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 2023 & 2024 goals, and operations. A financial report will be presented. The 2024 Budget will be presented. Nominations and voting for open Board positions will be conducted and ballots tallied. State required owner education will also be conducted. Open forum will answer owner questions for approximately 20-30 minutes.

2024 BUDGET PRESENTATION

The 2024 Stetson Hills Master Homeowners Association Budget will be presented at the meeting. A copy is enclosed for review. **Assessments will increase \$50 to \$52 per quarter (\$200 to \$208/yr).** The Annual Budget reflects the expenses associated with the activities of the Association and the income needed to meet those expenses. Formal ratification of the Board approved 2024 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. The Board will be glad to answer any questions you may have pertaining to the budget during the meeting.

BOARD OF DIRECTORS ELECTION

There are currently two (2) open positions on the Board of Directors. Board members are unpaid volunteers with fiduciary duty. The Board is looking for candidates who can maintain professional momentum and commitment. 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, or you may obtain a form by emailing: StetsonHillsMaster@ehammersmith.com. Nominations may also be taken from the floor at the meeting. Ballots are also included on the Proxy Form.

MEETING PROXY: QUORUM REMINDER

Below you will find a link to the Proxy/Ballot form for the Ridgeview at Stetson Hills Master Homeowners Association 2023 Annual Meeting and 2024 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 be at the meeting in order for your vote to be cast. A quorum requirement of 10% (324 Homes) of lot owners must be present or have submitted a proxy for the meeting to conduct official business (only one homeowner per lot will be counted).

If you do not fill in a specific name as 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 your vote. Link to online Proxy/Ballot form: <http://ehammersmith.online/stetsonhills/community-news/>. Proxies/ballots have been sent by USPS as required.

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. Thank you.

Ridgeview at Stetson Hills Master
Homeowners Association Board of Directors

RIDGEVIEW AT STETSON HILLS MASTER HOA 2024 PROPOSED BUDGET

ACCOUNT	2023 BUDGET	2024 BUDGET
INCOME		
ASSESSMENTS	\$648,600	\$674,336
STETSON RIDGE APTS	\$12,600	\$13,104
LEGAL-COLLECTION INCOME	\$50,000	\$40,000
OTHER INCOME	\$60,000	\$60,000
TOTAL INCOME	\$771,200	\$787,440
EXPENSES-ADMINISTRATIVE		
MANAGEMENT FEES	\$156,699	\$158,658
LEGAL-GENERAL	\$8,000	\$8,000
LEGAL-COLLECTION	\$40,000	\$40,000
INSURANCE	\$7,500	\$7,500
AUDIT & TAX PREPERATION FEES	\$2,800	\$2,800
ADMINISTRATIVE EXPENSES	\$45,000	\$45,000
ADMINISTRATIVE PASS THRU FEES	\$20,000	\$30,000
COMMUNITY EVENTS	\$5,000	\$5,000
SECURITAS SERVICES	\$10,800	\$11,064
BAD DEBT EXPENSE	\$10,000	\$10,000
TOTAL ADMINISTRATIVE EXPENSES	\$305,799	\$318,022
GROUNDS MAINTENANCE		
COMMON AREA MAINTENANCE & REPAIR	\$187,372	\$185,583
LANDSCAPING CONTRACT	\$86,961	\$90,222
TOTAL GROUNDS MAINTENANCE	\$274,333	\$275,805
UTILITIES		
ELECTRICITY	\$5,700	\$5,700
WATER	\$100,000	\$100,000
STORMWATER	\$3,000	\$3,000
TOTAL UTILITIES	\$108,700	\$108,700
RESERVE CONTRIBUTIONS		
TOTAL RESERVE ADDITIONS	\$82,368	\$84,913
TOTAL EXPENSES	\$771,200	\$787,440
NET OPERATING INCOME	\$0.00	\$0.00

RIDGEVIEW AT STETSON HILLS MASTER HOMEOWNERS ASSOCIATION

PROXY & BALLOT

FOR THE ANNUAL MEETING OF MEMBERS TO BE HELD

Saturday, November 18, 2023 ~ Check-in at 9:00 AM, Meeting starts at 10:00 AM

I, _____, as a Member of the Ridgeview at Stetson Hills Master Homeowners Association, and having received notice of the Annual Meeting on November 18, 2023 to be held virtually via **RingCentral** <https://meetings.ringcentral.com/j/9495430199> (at 10:00 A.M. Mountain Time), and at any adjourned sessions thereof, do hereby:

SELECT ONE:

- _____ Appoint _____ as my proxy for voting on my behalf as my Proxy deems appropriate at the Annual Meeting of the Association.
- _____ Appoint my proxy to the President (or, in his/her absence, the Vice President) of the Association to represent me and vote on my behalf at the Annual Meeting of the Members of the Association.
- _____ I do not wish to vote but would like my proxy counted toward the quorum requirements according to the guidelines above.

Appointment of a proxy is revoked by the person appointing the proxy if: (a) attending any meeting and voting in person; or (b) signing and delivering to the secretary or other officer or agent authorized to tabulate proxy votes either a written statement that the appointment of the proxy is revoked or a subsequent appointment form. Proxy shall be valid for a period not exceeding four months. This Proxy is assignable.

Please vote (check by each name) for up to seven members of the HOA Board of Directors. Information about the members can be found on the HOA website. <<https://ehammersmith.online/stetsonhills/>>

- _____ Erica Edgar
- _____ Jenny StandingBear
- _____ Ed Schoenheit
- _____ Johnna Sampsel
- _____ Lindsey Mote
- _____ (Write In) _____
- _____ (Write In) _____

The proxy & ballot form must be received by Hammersmith Mngt. by mail or email no later than Friday, November 17, 2023 at 5:00 pm or by email no later than 9:00 am the day of the meeting. Please print clearly. Proxies will be verified against owner account information and County Assessor as needed.

Dated this ____ day of _____, 2023.

Member Name: _____

Signature: _____

Property Address: _____

Mailing Address: _____

Email Address: _____

THIS PROXY & BALLOT MUST BE SIGNED & DATED IN ORDER TO BE VALID

Return by mail to Hammersmith Management, 1155 Kelly Johnson Blvd., Ste. 495, Colorado Springs, CO 80920, or email to StetsonHillsMaster@ehammersmith.com. Thank you.