



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
2024 Annual Meeting/2025 Budget Ratification
will be held on Saturday, November 16, 2024 at 10:00 AM via Zoom**

Check in begins at 9:00 AM

<https://us05web.zoom.us/j/5259163041?pwd=uBLjC8HjNRuxTj0N4vR6Dtu8OSaAXI.1&omn=84888521735>

Meeting ID: 525 916 3041

Passcode: 0123456

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 2024 & 2025 goals, and operations. A financial report will be presented. The 2025 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.

2025 BUDGET PRESENTATION

The 2025 Stetson Hills Master Homeowners Association Budget will be presented at the meeting. A copy is enclosed for review. **Assessments will increase \$52 to \$55 per quarter (\$208 to \$220/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 2025 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 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 duties and responsibilities. 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 2024 Annual Meeting and 2025 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. 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, Valeryia Lahunova, 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