

**Notice of Annual Meeting
Countryplace Estates HOA**

Dear Members,

Notice is hereby given to all members that the **Annual Meeting** of Countryplace Estates will be held on **Thursday, December 5, 2024 at 4:30 P.M. – 5:30 P.M.** The meeting will be held at **via Zoom. Meeting invitation provided.** The following business will be conducted:

Agenda:

- 1) Call to Order
- 2) Introductions
- 3) Establish Quorum
- 4) Budget review and vote (no change in dues recommended)
- 5) Change of Landscaping company/Pump discussion
- 6) Old Business
- 7) New Business

Please Note:

If you are unable to attend, please see the enclosed Absentee Ballot and Proxy Form. **If you mail your Absentee Ballot and Proxy Form, it must be received by 5:00 P.M. Wednesday, December 4, 2024.**

Please help your HOA avoid additional expense and mail in your proxy if you are unable to attend the meeting. Your vote is appreciated and needed.

All Agenda items can be found on the website at www.highplainshoa.com

Sincerely,

Dawn Kerwin

High Plains HOA Management

On behalf of Countryplace Estates Board of Directors

Proposed Operating Budget 2025

Income

Dues: \$20.00 monthly 25,200.00

CPT: \$1500.00

Total Income: \$26,700.00

Reserve: \$36,549.38

Expenses

Insurance: \$625.00 (may change due to new carrier)

Landscaping and Groundskeeping: \$4700.00

Irrigation Water Shares: \$600.00 (\$490.20 in 2024 budget)

Irrigation Repairs: \$3000.00

Snow Removal: \$300.00

Management Fee: \$11,400.00

Postage: \$650.00 (\$577.00 in 2023 budget)

Taxes and License: \$170.00 (140 in 2023 budget)

Misc: \$300.00

Legal Expenses: \$100.00

Utilities: \$900.00 (\$750.00 in 2024 budget)

Total Expenses: \$22,445.00

**Countryplace Estates Annual Meeting
Absentee Ballot and Proxy Form**

Choose ONE of the following options: A/B **OR** C

Name of Owner(s): _____ Address: _____
being unable to attend the Countryplace Estates will be held on **Thursday, December 5, 2024 at 4:30 P.M. – 5:30 P.M via Zoom** do hereby submit this Absentee Ballot to cast my/our vote as follows.

A. Absentee Ballot –

Do you have suggestions for a nomination or interested in joining the board? _____

B. Approval of 2025 Budget Yes___ No___ (see attached budget)

Owner Printed Name: _____ Owner Signature: _____

Owner Printed Name: _____ Owner Signature: _____

C. Proxy

I/we, the undersigned, being (a) member(s) in good standing of the Countryplace Estates Homeowners Association, do hereby designate _____ or the Association's President as my/our proxy at the Annual Meeting of the Countryplace Estates Homeowners Association with full power of substitution to cast the votes for the election at the meeting of the Association to be held on **Thursday, December 5, 2024 at 4:30 P.M. – 5:30 P.M via Zoom** or at any continuation of the meeting.

Owner Printed Name: _____ Owner Signature: _____

Owner Printed Name: _____ Owner Signature: _____

If you do not mail the attached proxy, your vote will not be counted. In the event that this proxy is not completed or completed in a manner that is impossible to confirm your vote, this proxy will be counted for obtaining a quorum only.

Submit your signed proxy form by no later than 5:00 P.M. Wednesday, December 4, 2024 to:

Countryplace Estates
% High Plains HOA Management
PO Box 41
Fruita, CO 81521

Dawn Kervin is inviting you to a scheduled Zoom meeting.

Topic: Countryplace Estates Annual
Time: Dec 5, 2024 04:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85855457304?pwd=UGQXDitv9qDPdhjBdgYeyivKCMXcnl.1>

Meeting ID: 858 5545 7304

Passcode: 545012

One tap mobile

+17193594580,,85855457304#,,,,*545012# US
+12532158782,,85855457304#,,,,*545012# US (Tacoma)

Dial by your location

- +1 719 359 4580 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
 - +1 669 444 9171 US
- +1 669 900 9128 US (San Jose)
 - +1 253 205 0468 US
 - +1 689 278 1000 US
- +1 301 715 8592 US (Washington DC)
 - +1 305 224 1968 US
 - +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
 - +1 360 209 5623 US
 - +1 386 347 5053 US
 - +1 507 473 4847 US
 - +1 564 217 2000 US
- +1 646 558 8656 US (New York)
 - +1 646 931 3860 US

Meeting ID: 858 5545 7304

Passcode: 545012

Find your local number: <https://us02web.zoom.us/u/kXWFc2kaU>