

**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 **Wednesday, November 15, 2023 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) Establish Quorum
- 2) Review last year's Minutes
- 3) Budget review and vote (no change in dues recommended)
- 4) Change of Landscaping company/Pump discussion
- 5) Old Business
- 6) New Business

**Please Note:**

A quorum of the membership must be represented for this meeting. This means we must have at least 30% (thirty) percent of members present to constitute a quorum to proceed with the meeting. 30% (thirty) percent of the membership is 32 members. 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. Tuesday, November 14, 2023 to be included and counted toward the quorum.**

**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](http://www.highplainshoa.com)

Sincerely,

*Dawn Kerwin*

High Plains HOA Management

On behalf of Countryplace Estates Board of Directors

**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 **Wednesday, November 15, 2023 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 2024 Budget Yes \_\_\_ No \_\_\_ (see attached budget)**

Owner Printed Name: \_\_\_\_\_ Owner Signature: \_\_\_\_\_

Owner Printed Name: \_\_\_\_\_ Owner Signature: \_\_\_\_\_

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**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 **Wednesday, November 15, 2023 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, you may request your proxy to bring this proxy form to the registration desk at the annual meeting before the chairperson calls the meeting to order. 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. Tuesday, November 14, 2023 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 Meeting  
Time: Nov 15, 2023 04:30 PM Mountain Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/86270020402?pwd=Q0cvQ0pabHNQc2pGZ1NWdFBQRXliQT09>

Meeting ID: 862 7002 0402  
Passcode: 956713

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One tap mobile  
+17193594580,,86270020402#,,,,\*956713# US  
+16694449171,,86270020402#,,,,\*956713# US

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Dial by your location

- +1 719 359 4580 US
- +1 669 444 9171 US
- +1 669 900 9128 US (San Jose)
  - +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
  - +1 507 473 4847 US
  - +1 564 217 2000 US
- +1 646 558 8656 US (New York)
  - +1 646 931 3860 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

Meeting ID: 862 7002 0402  
Passcode: 956713

Find your local number: <https://us02web.zoom.us/j/86270020402>

## Proposed Operating Budget 2024

### **Income**

Dues: \$20.00 monthly 25,200.00

CPT: \$1500.00

**Total Income:** \$26,700.00

Reserve: \$29,928.28

### **Expenses**

Insurance: \$625.00

Landscaping and Groundskeeping: \$4700.00

Irrigation Water Shares: \$490.20 (\$420.00 in 2023 budget)

Irrigation Repairs: \$3450.00

Snow Removal: \$300.00

Management Fee: \$10,800.00

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: \$750.00 (694.00 in 2023 budget)

**Total Expenses:** \$22,335.20