

Sunset Ridge Property Owner's Association, Inc.
P.O. Box 416
Tabernash, CO 80478

www.sunsetridgepoa.com

May 7, 2019

Dear Sunset Ridge Property Owners,

The purpose of the letter is as follows:

1. Remind you of our Annual Meeting date, time, and location.
2. Notify you of upcoming scheduled slash chipping.
3. Notify you of the election of three directors.
4. Provide you with a proxy which will be used towards the quorum count of members represented at the annual meeting. If you **do not** plan to attend the meeting, please return the proxy by **June 10, 2019**.
5. Remind you of the paving survey that is currently taking place and the electoral vote happening in November.
6. Notify you of the budget ratification process.
7. Invite you to a potluck following the annual meeting.

1. Annual Meeting

The Annual Meeting is scheduled for Saturday, June 15, 2019 at 10:00 A.M. at the East Grand Fire Station. East Grand Fire Station is located on the east side of Highway 40 between Winter Park and Fraser.

2. Upcoming Scheduled Slash Chipping

The chipping contractor has been scheduled to come through the subdivision the week of June 24, 2019. Over the last few years we have scheduled the contractor to come through two different times, once in early summer and once in the early fall. We will do that again this year to mitigate any threats that may occur during fire season. Please take some time to remove dead or dying trees and ladder fuels (branches within 10 feet of the ground on mature trees or branches 1/3 the height of young trees). Please also remove trees within 30 feet of structures, and any junipers and tall grasses on your lot. Please contact me if you have any questions or would like some guidance.

3. Election of Three Directors

There will be three Board of Directors seats up for election this year. At the annual meeting, we will be voting on these seats. If you are interested in running for one of the open seats, please contact Beaver Village Management so that we can make sure your name is on the ballot for the meeting.

4. Proxy

Included in this mailing is a proxy for you to fill out and return. The proxies are also used toward the quorum count of members represented at the annual meeting. If you do not plan to attend the annual meeting, please fill out and return the proxy to SRPOA, P.O. Box 416, Tabernash, CO 80478-0416. They can also be emailed to owners@bvmlc.com, faxed to (970) 726-5982, or texted to +1(213) 814-4622. **Please return your proxy by June 10, 2019.**

5. Paving Survey and Vote

You should have received a survey judging what interest there would be in creating a PID to pave the roads in the subdivision. The paving vote will be discussed during the meeting; however, we will not be voting on this issue at this time. The next step will be the electoral ballot in November.

6. Budget Ratification

Per the recent amendment to the Budget Provisions of the Colorado Common Interest Ownership Act passed July 1, 2018, the board will be presenting the 2019 budget for the owners to ratify. This will take place during the annual meeting on Saturday, June 15, 2019. The budget and all required annual disclosures are available at www.sunsetridgepoa.com.

7. Potluck Following the Meeting

You are invited to an after meeting gathering and potluck at the Wheeler residence, 135 Sunset Boulevard (CR 8300). Just bring a side dish, salad, or dessert. The main dish and beverages will be provided.

If you have any questions about these or other matters, please contact any Board Member.

Sincerely,

Bill Steinmiller, President