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MEMORANDUM

To: All Ridgeview at Stetson Hills Masters Homeowners
From: Board of Directors
Date: October 1, 2011
Subject: Annual Meeting

The purpose of this memo is to serve notice to all Homeowners of the Annual Meeting of the Ridgeview at Stetson Hills Masters Homeowners Association, as follows:

Date: Saturday, November 5, 2011
Time: 10:00 am (check in starts at 9:30 am)
Place: Skyview Middle School
6350 Windom Peak Blvd
Colorado Springs, CO 80923

We are pleased to inform you that there are three (3) Stetson Hills Masters Board positions available. Things to consider when deciding whether or not to run for the position are that Board members are fiduciaries, which means they have a duty of loyalty of care toward the Association. They must make decisions which, in their best judgment, are in the best interest of the community as a whole. It is important that individuals appointed to the Board be open-minded and have the best interest of the community in mind rather than a personally-driven agenda. Board members must also be available for Board meetings. The term of the elected Board member is three years.

It is important that every member of the Association attend this meeting. Items of vital interest to the community will be considered. If you cannot attend the meeting in person, please return the enclosed proxy form in order for your vote to be counted. DO NOT LOSE YOUR VOTE!!!!

Also enclosed for your information and review are:

1. Copy of the meeting's Agenda.
2. Candidate Bio form for the homeowners that are interested in running for a Board Position. Please return by mail, email or fax no later than **November 3, 2011**.
3. Copy of "General Proxy Form." If you are unable to attend the meeting you should complete the enclosed proxy form and return it to the Managing Agent. **All proxies must be received by Thursday November 3 at 5:00pm. Proxies will not be accepted at the meeting.**
4. Presentation of the 2012 Budget.

AGENDA

RIDGEVIEW at STETSON HILLS MASTERS HOMEOWNERS ASSOCIATION ANNUAL MEETING OF THE MEMBERSHIP

Skyview Middle School
6350 Windom Peak Blvd
Saturday, November 5, 2011
10:00AM

- I. Call to Order and Verification of Quorum
- II. Proof of Notice of Meeting
- III. Introduction of Officer
 - President - Dan Butler
 - Vice President - Sandra Bowers
 - Treasurer – Phil Benton
 - Secretary - Taffy Hernandez
 - Member at Large – Tom Thomas
- IV. New Business
 - a) Approval of 2010 Annual Meeting Minutes
 - b) Year in Review (Dan Butler)
 - c) Manager's Report (DPM)
 - d) Dublin Landscape Update
 - e) Nominations from the floor / Candidates 5 minutes each to speak
 - f) Board of Director Vote
 - g) Presentation of the 2012 Budget (Phil Benton)
- V. Questions & Answers
- VI. Adjournment

Ridgeview at Stetson Hills Masters Homeowners Association Board of Directors Candidate Application

Name

Address

Phone #

Email

I understand that an opening is available on the Ridgeview at Stetson Hills Masters Homeowners Association Board of Directors and the candidate receiving the greatest number of votes will be elected to the Board of Directors.

I believe I can make a contribution to the business aspects of the Association and represent all of the Association members on the Board. I understand the Board of Directors is charged with the responsibility to govern the affairs of the organization according to the Organizational documents and I myself must fully understand those documents and must not be in personal violation of any part of them. I understand that the Board of Directors must make its decisions based on what is in the best interest of the community as a whole, not in the interest of any individual lot owner or group of lot owners and I believe I can make a contribution to the decision making process. If the vote does not go my way I fully support the Board's final decision. If I am elected to the Board of Directors I will not use my position to gain personal power or advantages not available to non-board Association Members.

1) Community Association Experience:

2) Board of Directors Experience in Business or Community:

Ridgeview at Stetson Hills Masters Homeowners Association

**Duly Authorized Form of Appointment of
PROXY**

I hereby authorize *the Secretary (or in his absence the President) of the Ridgeview at Stetson Hills Masters Homeowners Association* OR _____
to vote on my behalf and to exercise all the powers that I would possess if personally present at the Annual Meeting of the Ridgeview at Stetson Hills Homeowners Association to be held on Saturday, November 5, 2011 at 10:00 AM at Skyview Middle School located at 6350 Windom Peak Blvd (Poudre Way & Windom Peak Blvd) and all adjournments thereof. I understand that I may revoke this proxy at or prior to the meeting.

Address (house number and street name): _____

Owner's name (please print): _____

Signature: _____ Date: _____

****** This proxy MUST be SIGNED AND DATED by the legal homeowner in order to be valid ******

Each lot is entitled to one vote.

1. *In order to expedite the sign-in process, and allow for verification, all proxies must be mailed, faxed or emailed to Ridgeview at Stetson Hills Masters HOA c/o Tracy Martin, at Diversified Property Management, using the information below.*
2. The completed proxy forms must be received by Tracy Martin at Diversified Property Management office no later than Thursday November 3, 2011 at 5:00pm.

This form will not be accepted at the meeting.

C/O Diversified Property Management LLC
7834 N. Academy Blvd, Colorado Springs, CO 80920
Phone: 719-314-4500 Fax: 719-578-9140
info@stetsonhillshoa.com