

Highland Park 3 Homeowners Association  
7075 Campus Drive, Suite 200  
Colorado Springs, CO 80920  
[info@hp3a.org](mailto:info@hp3a.org)

November 10, 2022

Dear Highland Park 3 Owners,

Please find enclosed the proxy form and agenda for the 2022 Highland Park 3 Homeowners Association Annual Meeting. It is important that you take a moment to complete and return the proxy form. A quorum will be necessary to conduct business and your proxy will assure enough owner representation. Please return the proxy, even if you plan to attend, just in case you have a last-minute change in plans. Enclosed is an addressed, stamped, envelope to return your proxy. You may give your proxy vote to any Board member or to any owner that you know will be in attendance.

Also enclosed are two *additional* items which require your attention.

1. The 2023 operating budget, while not complicated, requires owner approval and will be presented to owners at the Annual Meeting for approval. We have added more to the budget for trail maintenance. The Board also hired legal counsel to support its efforts to ensure Association governing documents comply with recent changes to the Colorado Common Interest Ownership Act (CCIOA) and to support the Board with covenant enforcement on an as-needed basis.
2. We are presenting a slate of covenant changes for members to review and vote up or down. You will have the option of voting yes/no on individual items or all-yes or all-no. The Board is presenting these changes to help bring our covenants up to date, address covenant requests raised by owners, and ensure covenants are enforceable under the new CCIOA statute. You can return the enclosed ballot, vote at the Annual Meeting, or allow your proxy to vote on your behalf.

The Annual Meeting will be on Tuesday, December 6th, 7pm at the Rawhide Realty offices at 7075 Campus Drive, Colorado Springs, CO, 80920, Suite 200 conference room. A Google Meets option will also be available and the invitation has already been distributed to homeowners using our Association's contact list. If you have not received the Google Calendar invitation, please contact the Board at [info@hp3a.org](mailto:info@hp3a.org).

Annual Meeting - Highland Park 3 HOA  
Tuesday, December 6, 2022 · 7:00 – 9:00pm  
Video call link: <https://meet.google.com/kjr-anix-nks>

If you have questions, please contact the Board at [info@hp3a.org](mailto:info@hp3a.org). The Board's goal is to keep the meeting to 1-hour to avoid having to restart the Google Meets net. You can help us run a tight meeting by returning the enclosed proxy and covenant change ballot to the above address ***no later than 12/5/2022***.

Respectfully,

Highland Park 3 Homeowners Association