



HIGHLINE MEADOWS RECLAMATION PROJECT

The Voice for Change at Highline Meadows Condominium Association

Dear Homeowner:

We are contacting all Highline Meadows Condominium Association Homeowners regarding the call for a Special Meeting, pursuant to Art. III, Sect. 4, and Art. IV, Sect. 7, of the By-Laws of the Highline Meadows Condominium Association for the purpose of a vote for the removal of the current Board of Directors, to elect members to fill those vacancies of the Board of Directors, to discuss plans for the termination of TMMC contract with Highline Meadows, to review and modify regular dues, special assessments, and the budget at Highline Meadows, including but not limited to, placing on hold any and all actions regarding the roof replacement and fire alarm monitoring for the condos, until such time that we, as a community, are able to consider all viable options. Change is sought for various reasons:

- The budget at Highline Meadows has been out of control for some time now, with no intent or evidence of change in the near future;
- The institution of the new 2011 Special Assessment for \$4,000 to \$11,000 per Homeowner is excessive and is not evidenced by actual viable options presented and is intertwined with illegal actions, such as:
 - Roofing options were presented to the Board/TMMC for a company that would replace the current roof with a pitched roof at a much reduced cost with federal rebates available, with a warranty 3 times longer than the company said Board and TMMC chose to use;
 - The cost for fire alarm monitoring for the condos is excessive and the contract for the same is in violation of CC&R's;
 - The 2008 Special Assessment cannot legally be reinstated; and credit will be given by any future Board to those Homeowners who did pay that Special Assessment;
 - The 2011 Special Assessment is illegal on its face;
- That without the removal of the current Board of Directors, we will soon be in a financial situation within our HOA that may very well be unrecoverable;
- The current Board of Directors is no longer working in the best interests of our HOA as required by law, which now demands their removal.

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Legal counsel has been found and is currently awaiting a retainer. We would like to hear from all Homeowners who are open to this avenue for correction of our HOA's issues. His fees are \$225/hour which would be a minimal cost spread out among 30-40 Homeowners. The purpose of hiring counsel would be to seek out all budget expenditures and/or other actions leading to violations of the fiduciary duties and/or illegal actions of the current Board of Directors. Said violations remove each Board Member of any and all legal protection as a Board Member, they will be prosecuted as individuals. Furthermore, should said violations extend outside of the Board, any and all persons involved will be prosecuted to the fullest extent of the law.

The undersigned Committee believe the current Board of Directors lack the judgment, leadership skills, and sensitivity to the needs and concerns of the Homeowners of the Highline Meadows Condominium Association necessary to deal with our current problems faced by our Community.

Your support is sought, through Proxy or Personal Attendance, at the Special Meeting that will be called in the immediate future. If you are not able to attend the Special Meeting, your Proxy is necessary for correcting our problems with the current Board and management company. You may use the enclosed Proxy form, or print the Proxy form at <http://highlinemeadows.org>. You may also keep up-to-date with news of our HOA at the same website ... <http://highlinemeadows.org>. All Proxy forms can be emailed to highlinemeadows@gmail.com, or hand delivered or mailed to: **Steve Mericle, 519 E. Highline Cir., Littleton, CO 80122.**

Thank You for Your Support ...

Highline Meadows Reclamation Project

highlinemeadows@gmail.com
highlinemeadows.org