

**CHATFIELD EAST PROPERTY OWNERS ASSOCIATION
SPECIAL MEMBER MEETING**

10/26/23 at 6:00 PM

Valley View Church Sanctuary

OR Zoom

AGENDA

1. CALL TO ORDER
2. PURPOSE OF THE SPECIAL MEETING –to amend the Declaration allowing a one-time Special Assessment. The Special Assessment is needed to cover additional operating expenses for the 2023-2024 budget year that exceed the revenue collected by the Association from the Annual Assessment, which is currently capped at \$250.00 per Lot under the Declaration. The amount of the Special Assessment proposed is \$51,500.00. This will result in a Special Assessment per Lot in the amount of \$500.00.
3. ESTABLISH QUORUM
All members to sign in and all proxies to be counted to determine if 60% of the membership (62 lots) are represented. 25% of the membership (26 lots) may take action to conduct business.
4. BUSINESS
 - a. Proposed Amendment 4
 - i. Special Assessments. In addition to the Annual Assessments authorized in Sections 17 and 18 of the Declaration, a one-time Special Assessment in the amount of \$51,500 shall be levied by the Association for the purpose of defraying in whole or in part the cost of any construction, reconstruction, repair or replacement of a capital improvement upon any portion of real property related thereto, or for which the Association has repair and/or reconstruction obligations, including fixtures and personal property related thereto, or for repair or reconstruction of any damaged or destroyed Improvements located on said real property, or for the funding of any operating deficit incurred by the Association. The Special Assessment shall be set against each Lot in accordance with the Allocated Interests set forth in this Declaration and payable as determined by the Board, but in no event shall the Board require payment sooner than 45 days after notice to Owners of the approval of the Fourth Amendment to the Declaration by the Owners.
 - b. Discussion of need for the Special Assessment
 - c. Collection and counting of ballots
5. ADJOURN